



**Aquila Drive, Sherford, Plymouth, Devon, PL9**

**Guide Price: £550,000**

*Freehold*

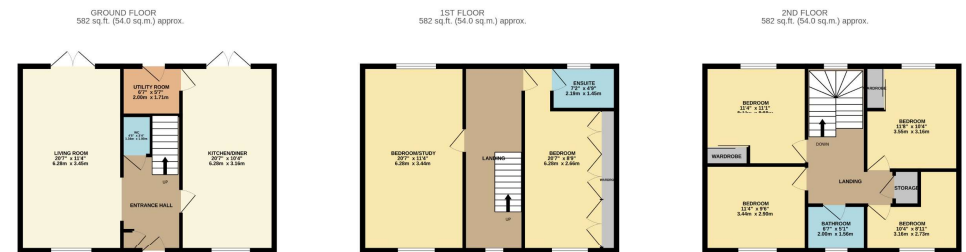
# Aquila Drive, Sherford, Plymouth, Devon, PL9

Situated in the heart of the prestigious and flourishing suburb of Sherford, is this immaculately presented five bedroom home, oozing class, and exceeds any buyers expectations.

Set over three floors this property offers an abundance of space and versatility for a growing family. The property has the additional perk of still having an NHBC warranty on it. The ground floor is designed with family living in mind, and offers a full-length kitchen diner, complete with high-spec appliances, making the perfect location for cooking culinary delights. The ground floor also hosts a light and airy lounge room, with French doors leading to the garden. Downstairs is complete with a utility room and WC.

Upstairs, the property offers a sizeable master suite which could alternatively be used as a further reception room. Adjacent is a further double bedroom which currently acts as the sellers walk in wardrobe with En-suite. The top floor hosts four further well-proportioned bedrooms, which a share a well-presented family bathroom.

Outside, is equally as impressive as the interior, with a flat garden, laid to both lawn and patio, perfect for alfresco entertainment. To the rear of the home the property offers a garage, the sellers currently use this space for a home gym. Whilst the side of the property offers further off-street parking. EPC: B



TOTAL FLOOR AREA: 1745 sq.ft. (162.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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