



Gemini Road, Sherford, Plymouth, Devon, PL9 Offers Over: £375,000

Freehold

Set in the flourishing suburb of Sherford is this stunning four-bedroom family home. Set over three floors this property offers an abundance of space and versatility for a growing family. The home benefits from a range of social spaces, with a ground floor sitting room that has been decorated and dressed impeccably which opens on to the beautifully landscaped rear garden, making a perfect entertaining space.

Coupled with a contemporary kitchen/diner, offering ample downstairs accommodation alongside and downstairs WC. Completing this modern townhouse are four double bedrooms spread across the first and second floors that are all light, airy and as tastefully decorated as the rest of the house. The master bedroom benefits from a gorgeous en-suite and the top floor has a family bathroom. Externally, the property boasts the low maintenance rear garden, with laid to lawn and patio along with a garage and a parking space. EPC: B

Rooms

Hallway composite door to enter, karndean flooring, radiator, stairs leading to the first floor, access to WC

Downstairs WC 0/285'5" x 5'9" (0/87m x 1.75m). karndean flooring, sink with mixer tap, radiator, toilet, extractor fan

Kitchen Dining Room 9'3" x 15'9" (2.82m x 4.8m). karndean flooring, radiator, uPvc double glazed window, integrated fridge freezer, integrated dishwasher, stainless steel sink and a half with drainer, integrated washing machine, integrated oven, induction hob, extractor fan,

Lounge 17'1" x 10'6" (5.2m x 3.2m). storage cupboard under the stairs, carpeted flooring, uPvc double glazed french doors to the rear, uPvc double glazed window to the rear, radiator

Rear Garden part patio, part lawn, rear gate leading to the parking

Landing carpeted stairs and landing

Bedroom One 16'4" x 10'7" (4.98m x 3.23m). carpeted flooring, radiator, two uPvc double glazed windows, access to en-suite

En-suite 9'2" x 4'8" (2.8m x 1.42m). heated towel rail, sink with mixer tap, toilet, shower cubicle





Bedroom Two 16'6" x 10'9" (5.03m x 3.28m). carpeted flooring, radiator, two uPvc double glazed sash windows,

Parking allocated parking space in front your garage, plenty of parking on the street in front of the house

Landing carpeted stairs and landing, storage cupboard, access to loft

Family Bathroom 7' x 8'8" (2.13m x 2.64m). storage cupboard, heated towel rail, sink with mixer tap, toilet, uPvc double glazed sash window, bath tub with overhead shower,

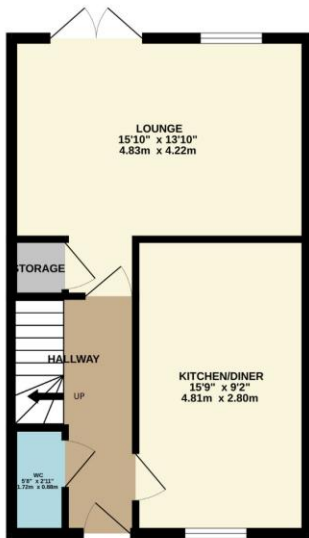
Bedroom Four 9'2" x 12'8" (2.8m x 3.86m). karndean flooring, radiator, uPvc double glazed sash window

Bedroom Three 16'5" x 10'6" (5m x 3.2m). carpeted flooring, radiator, two uPvc double glazed windows,

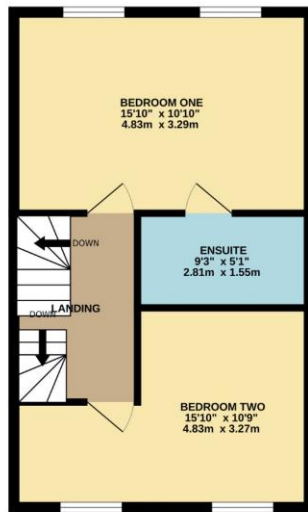
Garage single garage



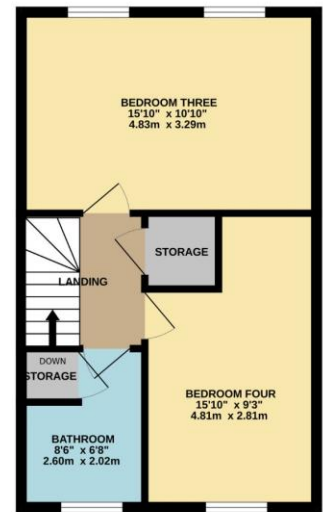
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



2ND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1265 sq.ft. (117.5 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 mis-statement. 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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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.