Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



32 Killerton Lane

Saltram Meadow, Plymouth, PL9 7GA

£499,950

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A beautifully-presented executive-style detached house in a lovely position close to the Plym estuary. The property is being sold with no onward chain and has landscaped gardens plus a double garage and parking. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge, superb open-plan full-width kitchen/dining/family room, ground floor study/optional 6th bedroom and a separate utility. On the first floor a landing provides access to 5 bedrooms, family bathroom plus a generous ensuite to bedroom one. Double-glazing & central heating.







KILLERTON LANE, SALTRAM MEADOW, PL9 7GA

ACCOMMODATION
Front door opening into the entrance hall.

ENTRANCE HALL 16'1 x 6'5 (4.90m x 1.96m)
Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard.

LOUNGE 19'1 into bay x 11'5 (5.82m into bay x 3.48m)
Dual aspect with windows with fitted blinds to the front and side elevations. Feature media wall including a glass-fronted fire and alcove lighting.

STUDY/GROUND FLOOR BEDROOM 10'1 x 9'4 (3.07m x 2.84m)
Window with a fitted blind to the front elevation.

DOWNSTAIRS CLOAKROOM/WC 5'9 x 3' (1.75m x 0.91m)
Fitted with a wc and a pedestal basin with a tiled splash-back. Matching tiled floor.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM 28'1 x 10'9 (8.56m x 3.28m)
A stunning open-plan room running the full-width of the property providing ample space for dining and seating. 2 sets of French doors opening onto the landscaped garden. Within the kitchen area a further window overlooks the garden. Kitchen cabinets with matching fascias with quartz-style work surfaces and splash-backs. Inset stainless-steel one-&-a-half bowl sink unit. Stainless-steel 4-burner gas hob with a stainless-steel splash-back and a cooker hood. 2 ovens situated side-by-side. Integral dishwasher. Space for free-standing American-style fridge-freezer. Inset ceiling spotlights. Doorway leading to the utility room.

UTILITY ROOM 5'11 x 5'9 (1.80m x 1.75m)
Matching base and wall-mounted cabinets, work surface and tiled splash-back. Space for both washing machine and tumble dryer beneath the work surface. Obscured glazed door leads to outside.

FIRST FLOOR LANDING 13'2 x 12'2 max dimensions, incl the stairs (4.01m x 3.71m max dimensions, incl the stairs)
Providing access to the first floor accommodation. Loft hatch. Recessed cupboard with shelving.

BEDROOM ONE 14'5 x 14'2 max dimensions (4.39m x 4.32m max dimensions)
2 windows with fitted blinds to the front elevation.

ENSUITE BATHROOM 8'5 x 7'4 (2.57m x 2.24m)
Comprising a bath with a tiled area surround, separate tiled shower, pedestal basin and wc with matching tiling behind. Obscured window to the side elevation.

BEDROOM TWO 13'4 x 9'3 (4.06m x 2.82m)
French doors to the front elevation opening onto a glass Juliette balcony.

BEDROOM THREE 11'10 x 9'11 (3.61m x 3.02m)
Window to the rear elevation.

BEDROOM FOUR 10'10 x 8'5 (3.30m x 2.57m)
Window to the rear elevation.

BEDROOM FIVE 8'5 x 6'6 (2.57m x 1.98m)
Window to the rear elevation. Currently used as a dressing room.

FAMILY BATHROOM 8'6 x 7'11 (2.59m x 2.41m)
Comprising a bath with a tiled area surround, separate tiled shower, pedestal basin and wc with matching tiling behind. Chrome towel rail/radiator. Obscured window to the side elevation.

DOUBLE GARAGE 19'9 x 19'5 (6.02m x 5.92m)
A double garage with a pitched roof. 2 up-&-over doors to the front elevation. Power and lighting.A

OUTSIDE
A driveway precedes the garage providing access and off-road parking for 2 cars. There are shrubs to the front elevation whilst to the rear, the garden has been landscaped with areas laid to porcelain tiles, artificial grass and decking. There is also a pergola. Behind the garage, there is another area laid to decking and a chipping pathway provides external access between the house and the garage. Around the opposite, there is an area laid to rubber crumb. Outside power points.

COUNCIL TAX
Plymouth City Council
Council tax band F

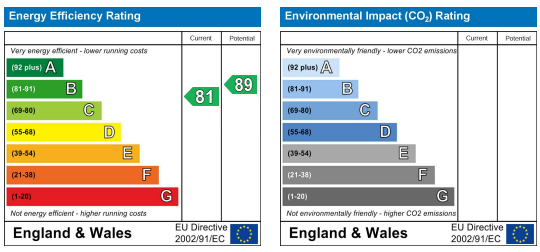
Area Map



Floor Plans



Energy Efficiency Graph



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