



BYRNES CLOSE, PLUMPTON CA11 9PE

GUIDE PRICE £375,000

A great opportunity to acquire an immaculately presented, 5 bedroom family home, attractive gardens, parking and versatile accom. This attractive property has been lovingly cared for by the current owners, affording prospective buyers the opportunity to move in and enjoy the property immediately.

- Detached Property
- Five Bedrooms
- Four Bathrooms
- No Onward Chain
- New Boiler 2025
- EPC Rating C

Entrance Hall

Radiator, stairs to the first floor and doors off. Cloakroom/wc fitted with a wash hand basin and w/c. Radiator.

Kitchen/Dining/Family Room

w: 9' 11" x l: 26' 7"

8.10m x 3.02m The kitchen area has wall and base units with painted fronts and stone effect work surfaces. White composite sink and drainer set below double glazed window to the rear garden. Plumbing for dish washer. Integrated hob and oven with extractor over and stainless steel splash back. Tall radiator and patio doors out to the rear. Dining area with patio doors out to the rear garden and double doors into the ;

Living Room

w: 10' 8" x l: 17' 4"

3.25m x 5.29m Having a double glazed bay window to the front elevation, wall mounted electric fire, radiator and glazed door to hallway.

FIRST FLOOR

Landing with stairs to second floor, radiator and airing cupboard housing the water cylinder with shelving.

Master Bedroom Suite

w: 11' x l: 13' 9"

3.36m x 4.19m With front facing double glazed window and radiator.

Dressing room with fitted mirror fronted wardrobes, double glazed window and radiator.

En-Suite with thermostatic shower in large enclosure with shower boarding to the walls, WC, handbasin, obscured double glazed window.

Bedroom 2

w: 10' 10" x l: 11' 7"

3.31m x 3.52m Double glazed window to the rear, radiator, fitted wardrobe and door to

EN SUITE with thermostatic shower in enclosure, WC, hand basin, radiator, part tiled wall, obscured window, extractor.

Bedroom 3

w: 7' 11" x l: 10' 11"

2.42m x 3.32m Double glazed window to the rear and radiator.

Bathroom/WC

w: 8' 1" x l: 8' 4"

2.47m x 2.54m Fitted with a large bath with thermostatic shower over and glass screen, shower boarding, WC, sink, radiator, double glazed obscured window.

SECOND FLOOR

Landing with doors off, velux window.

Bedroom 4

w: 10' 11" x l: 15'

3.33m x 4.57m With fitted wardrobes, 2 Velux windows, radiator x 2.

Bedroom 5

w: 8' 3" x l: 15'

2.51m x 4.57m Having 2 Velux windows and 2 radiators.

Shower Room/WC

WC, hand basin, thermostatic shower in enclosure with shower boarding, extractor, part tiled walls, Velux window, radiator.

Garage

w: 8' x l: 15' 1"

2.45m x 4.60m Used as a utility room with plumbing for a washing machine, space for tumble dryer and large fridge freezer, oil fired boiler and roller door to the front.

Front Garden

Flower borders and driveway parking.

Rear Garden

Beautifully designed with low maintenance gravel and paving with deep well stocked borders, raised vegetable beds, small pond and private seating areas.

Agents Note

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Tenure

We understand that the tenure of the property is freehold but the title deeds have not been examined.

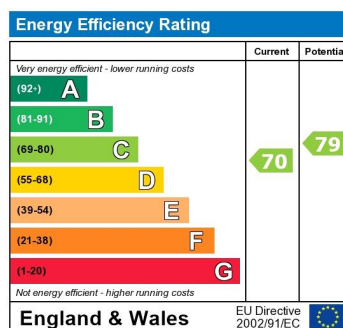
Services ; Mains water, electric, oil fired central heating and mains drainage.

Local Area

Byrnes Close is a well-maintained, landscaped development, quietly situated just off the centre of the village with attractive rural views. This is a popular village, supporting a modern primary school, church, garden centre/tea room.

A comprehensive Material Information summary is available upon request.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.