



## Cedar Close Torpoint PL11 2QH

Spacious open plan living is an attractive feature of this well presented 3 bedroom family house with French doors opening out on to the enclosed rear garden. A utility room and downstairs wc are an added bonus to this lovely home

EPC=D



£170,000

# Cedar Close Torpoint PL11 2QH

### ENTRANCE PORCH

UPVC double glazed half panelled door leads into the entrance porch. Storage cupboard housing gas and electric meters with display shelf above. Opening into:

### LOUNGE

Open plan makes this a very spacious and bright room. uPVC double glazed window to the front elevation. Wall mounted radiator. Stairs with white wooden handrail and matching spindles lead up to the first floor. Opening into:

### KITCHEN

Modern range of cream kitchen units and drawers with contrasting countertop incorporating single drainer sink unit with swan style mixer tap, built in electric oven and gas hob. Space for fridge/freezer and dishwasher. Tiled splash back. Opening into:

### DINING ROOM

Modern extension with vaulted ceiling and skylight windows. Full length french doors and windows spanning the full width looking out over the rear garden. Door into:

### UTILITY ROOM

Fitted with a range of wall and base units with contrasting countertop. Space and plumbing for washing machine. Space for coat hanging. Door into:

### DOWNSTAIRS WC

White WC and wall mounted vanity unit with wash hand basin and mixer tap. Built in combination boiler.

### FIRST FLOOR LANDING

Access to the loft. From the landing, doors lead into:

### BEDROOM 1

uPVC double glazed window to the front elevation. Wall mounted radiator.

### BEDROOM 2

uPVC double glazed window to the rear elevation overlooking the garden. Wall mounted radiator. Hanging rail and shelving fitted in alcove.

### BEDROOM 3

uPVC double glazed window to the rear elevation. Wall mounted radiator.

### BATHROOM

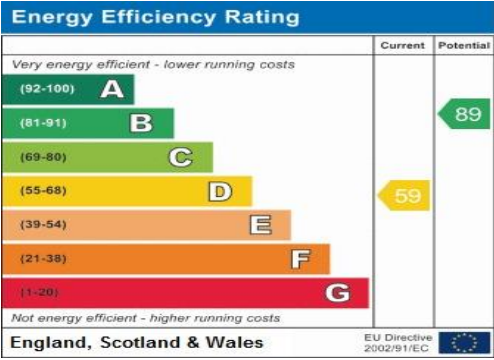
uPVC double glazed obscure window to the side elevation. Modern suite comprising panelled bath with mains shower and glass shower screen. WC. Vanity unit with wash hand basin and mixer tap. Wall mounted towel radiator. The bathroom is tiled with laminate panels to splash back.

### OUTSIDE

The front garden is mainly laid to lawn with flower border. Pathway laid to stone paving leads to front entrance door. The rear garden is fully enclosed with a large patio area suitable for outside table and chairs, level lawned garden with mature shrubs and paved pathway with a gate giving access to the side of the property. Storage shed.

### PARKING

Allocated parking space.



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