



14 Stoggy Lane

Plympton, Plymouth, PL7 2DN

Offers Over £550,000



This Triscott-built detached family home is situated in one of Plympton's most popular areas. The accommodation comprises an entrance hall, lounge, office/dining room, kitchen, breakfast room, 2 utility spaces & downstairs cloakroom. Upstairs there are 4 double bedrooms, a 4-piece family bathroom and an ensuite to the master bedroom. Outside there is a garage & parking for several vehicles with a garden to the front & a southerly-facing garden to the rear.



STOGGY LANE, PLYMPTON, PLYMOUTH PL7 2DN

ACCOMMODATION

Wooden door with inset double-glazed glass opening into the entrance hall.

ENTRANCE HALL 7'4" x 4'1" opening to 14'6" (2.26 x 1.26 opening to 4.44)

Doors leading to the lounge, dining room, kitchen and cloakroom. Stairs ascending to the first floor landing with storage cupboard beneath.

LOUNGE 23'3" x 18'0" narr to 9'10" (7.10 x 5.49 narr to 3.01)

Polished stone hearth, natural stone surround and wooden mantel. uPVC double-glazed patio doors leading out into the garden. Dual aspect with double-glazed windows to the front and rear elevation.

OFFICE/DINING ROOM 12'7" x 10'2" (3.86 x 3.11)

A dual aspect room with uPVC double-glazed windows to the front and side elevations. Internal double-glazed window looking into the hallway.

KITCHEN 12'7" x 10'2" (3.86 x 3.11)

Matching base and wall-mounted units with integral grill, oven, fridge and dishwasher. Smooth-edged wooden worktop with inset one-&-a-half sink with mixer tap over and 4-ring gas burner. Square archway opening into the breakfast room. Tiled splash-back.

BREAKFAST ROOM 14'3" x 9'2" (4.36 x 2.81)

A dual aspect room with uPVC double-glazed windows to the rear & side elevation. Doors leading to the utility rooms. Double Velux roof windows. uPVC double-glazed door to the side leading out into the garden. uPVC double-glazed patio doors to the rear leading into the garden.

DOWNSTAIRS CLOAKROOM 7'10" x 5'5" (2.39 x 1.66)

Fitted with a close-coupled wc and sink inset into storage unit with mixer tap over. Obscured uPVC double-glazed window to the front elevation.

UTILITY ONE 9'2" x 4'6" (2.81 x 1.39)

Matching base and wall-mounted units. Roll-edged laminate worktop with inset stainless-steel sink. Viessmann boiler. Space for freezer.

UTILITY TWO 6'0" x 5'0" (1.85 x 1.54)

Door leading into the garage. Matching base and wall-mounted units with space for washing machine. Roll-edged laminate worktop.

LANDING 13'10" x 6'10" (4.24 x 2.10)

Doors providing access to the first floor accommodation.

BEDROOM ONE 17'2" x 11'5" (5.25 x 3.49)

A dual aspect room with uPVC double-glazed windows to the front and rear elevation. Fitted bedroom surround with wardrobes and storage over. Door opening to the ensuite.

ENSUITE 6'5" x 3'5" (1.98 x 1.05)

Matching suite comprising corner shower cubicle with fitted shower, vanity wash handbasin set into a high-gloss storage cupboard and close-coupled wc. Ceiling spotlighting.

BEDROOM TWO 11'11" x 10'2" (3.64 x 3.11)

uPVC double-glazed window to the front elevation.

BEDROOM THREE 11'3" x 9'10" (3.45 x 3.01)

uPVC double-glazed window to the rear elevation.

BEDROOM FOUR 8'6" x 7'10" (2.60 x 2.40)

uPVC double-glazed window to the rear elevation.

FAMILY BATHROOM

Fitted with a 4-piece matching suite comprising panelled bath, corner shower, pedestal wash handbasin and low-level wc. Chrome heated towel rail. Obscured uPVC double-glazed windows to the front and side elevation.

GARAGE 15'11" x 8'11" (4.86 x 2.74)

Up-&-over door. Power and lighting.

OUTSIDE

The property is approached via a tarmac driveway suitable for multiple vehicles, bordered on the left with mature shrubs and flowers and, to the right, with an area laid to lawn, again bordered by mature shrubs and bushes. There is also additional storage under the property accessed from under the living room window. A path runs down the side of the property accessing the rear garden. The southerly-facing rear garden is a real credit to the owners, laid to lawn, bordered on one side by a patio area, greenhouse and shed and the other by mature shrubs and trees.

AGENT'S NOTE

Plymouth City Council
Council Tax Band: E

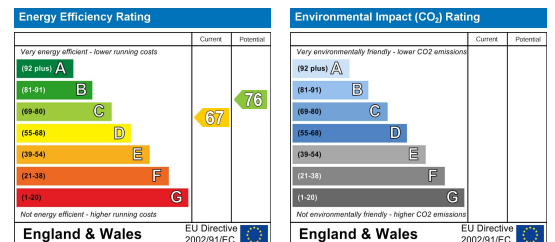
Area Map



Floor Plans



Energy Efficiency Graph



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