



45 Orchard Road

Beacon Park, Plymouth, PL2 2QZ

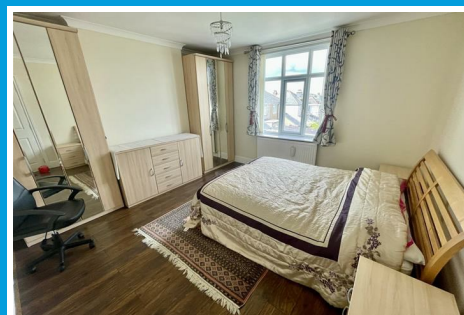
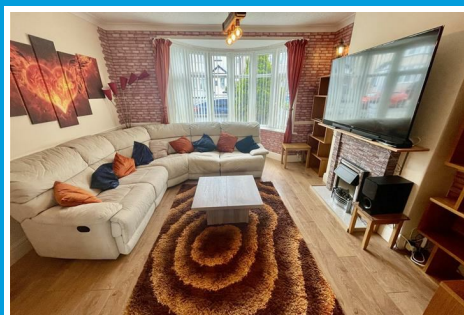
£310,000



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ORCHARD ROAD, BEACON PARK, PL2 2QZ

THE PROPERTY

A well proportioned semi detached house, thought to date back to the 1930's. Extended circa. 2008 with a professional loft conversion and providing flexible and adaptable accommodation laid out over three storeys. Having the benefit of gas central heating with a modern Worcester oiler which was installed about five years ago and uPVC double glazing.

The ground floor with porch, hall, front set lounge with bay window and fireplace and a wide archway to a good size dining room. In the tenement section, a spacious extended fitted kitchen with free standing white goods which are included.

At first floor level, three bedrooms, two being generous size doubles and a well appointed family bathroom/WC. At second floor level, the master bedroom with en suite shower room with good storage including eaves areas.

A front garden, side access and a low maintenance enclosed back garden. An outside WC, two storage sheds and further storage under the kitchen. No onward chain.

LOCATION

Found on this popular established residential area of Beacon Park with a variety of local services, amenities and popular local schools nearby. The position is convenient for access into the city and close by connections to major routes in other directions.

ACCOMMODATION

PVC part double glazed front door into:

GROUND FLOOR

ENTRANCE PORCH

6' x 2'7 (1.83m x 0.79m)

Windows on three sides. Panelled part glazed door into:

HALL

15'11 (4.85m)

Window to the side. Staircase with carpeted treads rises to the first floor. Useful under stairs storage cupboard and space with window to the side.

LOUNGE

15' x 13'9 max (4.57m x 4.19m max)

Wide curved bay window to the front elevation. Focal feature fireplace with fitted electric fire. Archway to:

DINING ROOM

12'6 x 11'9 max (3.81m x 3.58m max)

uPVC double glazed window overlooking the back garden and with long views beyond. Useful recessed storage cupboard.

KITCHEN/BREAKFAST ROOM

17'9 x 7'7 (5.41m x 2.31m)

Light and airy with three windows on two sides and a double glazed door to the back garden. The kitchen with a good range of cupboard and drawer storage set in wall and base units. Roll edge work surfaces. Tiled splash backs. Integrated appliances include Kenwood range style cooker, double door fridge/freezer, Bosch automatic dishwasher, Hotpoint washing machine and Hotpoint tumble dryer. Stainless steel sink.

FIRST FLOOR

LANDING

Window to the side.

BEDROOM TWO

15'8 x 12'7 max (4.78m x 3.84m max)

Curved bay window to the front elevation. Range of fitted bedroom furniture including cupboards, drawers and wardrobes.

BEDROOM THREE

13'3 x 12'6 (4.04m x 3.81m)

Window to the rear with far reaching views towards Cornwall in the distance.

BEDROOM FOUR

6'11 x 6'1 (2.11m x 1.85m)

Window to the front. Cupboard housing the Worcester gas fired boiler servicing the central heating and domestic hot water.

BATHROOM

Obscure glazed window to the rear. White modern suite with close coupled WC, pedestal wash hand basin, bath with side set mixer tap and thermostatic shower over. Tiled splash backs and aqua panels.

SECOND FLOOR

LANDING

MASTER BEDROOM

18'2 x 14'10 max (5.54m x 4.52m max)

Double glazed roof light to the front and picture window to the rear with far reaching views looking across the city, towards Cornwall in the distance, views of the River Tamar estuary and views of Dartmoor. Fitted wardrobe and access to eaves storage area. Door to:

EN SUITE SHOWER ROOM

Obscure glazed window to the rear. Quality white modern suite with close coupled WC, circular vanity wash hand basin on a stand with side set mixer tap, tiled shower with thermostatic control.

EXTERNALLY

A herringbone pattern brick paved near level path provides pedestrian rear access to the rear of the property. Set back from the street and pavement by an enclosed lawned front garden. To the rear of the property, a low maintenance enclosed back garden with wall and fence boundaries. Patio area next to the property and a level artificial lawn. Terrace on one side with covered BBQ station and seating area. At the end, a further wide decked seating terrace. Two access doors open into recessed hidden storage cupboards. Accessed off the rear garden is an outside WC, two storage sheds and a useful store under the kitchen.

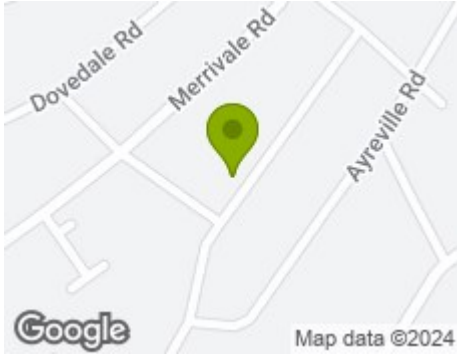
AGENTS NOTE

Tenure - Freehold.

Plymouth City Council Tax - Band C.



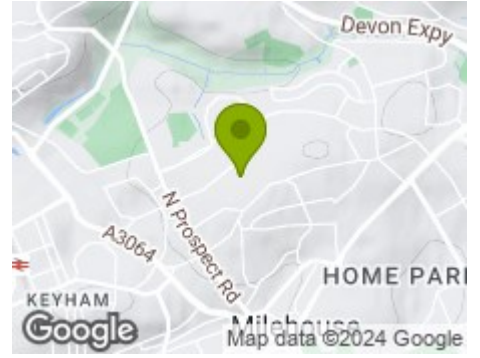
Road Map



Hybrid Map



Terrain Map



Floor Plan

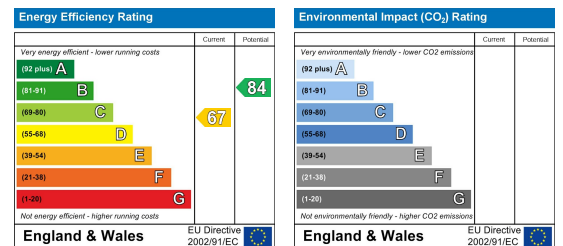


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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