



4 Quarry Park Road

Peverell, Plymouth, PL3 4LW

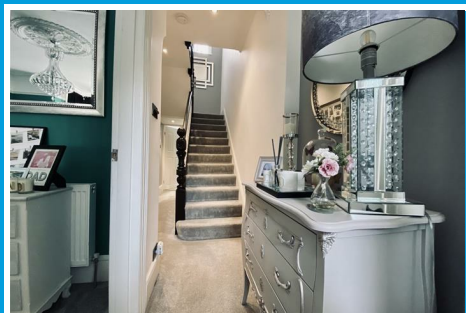
Offers Over £400,000



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QUARRY PARK ROAD, PEVERELL, PLYMOUTH, PL3 4LW

ACCOMMODATION

Entrance via a composite front door with obscure glazed panel opens up into the porch.

PORCH

3'11" x 3'2" (1.2m x 0.97m)

Tiled floor. Wooden door with obscure glazed panel opens up into the entrance hall.

ENTRANCE HALL

21'11" x 5'7" narrowing to 3'1" (6.69m x 1.72m
narrowing to 0.96m)

Staircase rising to the first floor landing. Staircase descending to the lower ground floor. Doors leading off through to bedroom one/second optional lounge, the dining room/study/additional bedroom and also the bathroom.

BEDROOM ONE/SECOND LOUNGE

16'0" x 13'3" (4.89m x 4.05m)

Feature fireplace with wood mantle and surround and cast iron decorative inset. uPVC square bay window to the front. Coving, picture rail and ceiling rose.

DINING ROOM/STUDY/ADDITIONAL BEDROOM

12'5" x 9'9" (3.79m x 2.99m)

uPVC double glazed window to the rear overlooking the garden. Venetian doors to a storage cupboard to one chimney breast recess with an overhead storage and this conceals the Ideal Logic wall mounted boiler.

BATHROOM

8'5" x 8'1" (2.57m x 2.48m)

Attractive bathroom with a matching suite of walk in twin shower cubicle with multi jets, overhead and handheld shower heads, separate free standing bath, close coupled WC and wash hand basin inset into vanity storage cupboards below. Tiled walls. Tiled floor. Ceiling spot lights. Graphite wall mounted radiator. Obscure uPVC double glazed windows to the rear and side.

LOWER GROUND FLOOR

VESTIBULE

5'4" x 4'9" (1.63m x 1.46m)

Obscure uPVC double glazed door giving access out to the front and steps up to the front of the property. Wall mounted electric heater. Door to fuse cupboard. Further wooden door with obscure glazed panels opens up into the lounge. Laminate wood flooring, grey wood effect.

LOUNGE

16'5" x 15'10" max (5.01m x 4.84m max)

Continuation of grey wood effect flooring. Ceiling spot lights. uPVC double glazed square bay window to the front. Square arch which opens up into the kitchen.

KITCHEN

16'4" x 12'9" (4.98m x 3.89m)

Central island unit with breakfast bar. Minerva worktop with deep pull out drawers, inset Neff induction hob with contemporary filter hood over. Matching base and wall mounted units with integrated Neff twin oven. Top oven acts as a microwave. Position for American fridge/freezer. Inset sink unit with mixer tap. White brick style effect tiled splash backs. Large larder storage

cupboard. Integrated fridge. uPVC double glazed french doors opening out to the rear garden. Continuation of grey wood effect laminate wood flooring. Further door opening up into the utility.

UTILITY

8'5" x 5'6" (2.57m x 1.69m)

Matching white high gloss base and wall mounted units with positions for dishwasher, tumble dryer and washing machine. uPVC double glazed window to the side. Green brick style tiled splash backs. Access hatch to roof void. Continuation of grey wood effect laminate flooring. Door opening up into the shower room.

SHOWER ROOM

8'4" x 2'8" (2.55m x 0.82m)

Matching suite of fitted shower cubicle, extractor fan, close coupled WC and wall mounted wash hand basin. Continuation of grey effect laminate flooring. Obscure uPVC double glazed window to the rear. Ceiling spotlights.

FIRST FLOOR LANDING

Doors leading off through to the bedrooms. Access hatch to roof void. Decorative stained glass window to the rear. Storage cupboard with overhead storage units.

BEDROOM TWO

16'1" x 11'2" max (4.92m x 3.41m max)

uPVC double glazed bay window to the front.

BEDROOM THREE

12'10" x 10'11" (3.92m x 3.35m)

Feature fireplace with wood mantle, hearth, decorative tiles and inset open grate. uPVC double glazed window to the rear overlooking the garden.

BEDROOM FOUR

9'6" x 5'8" (2.92m x 1.74m)

uPVC double glazed window to the front.

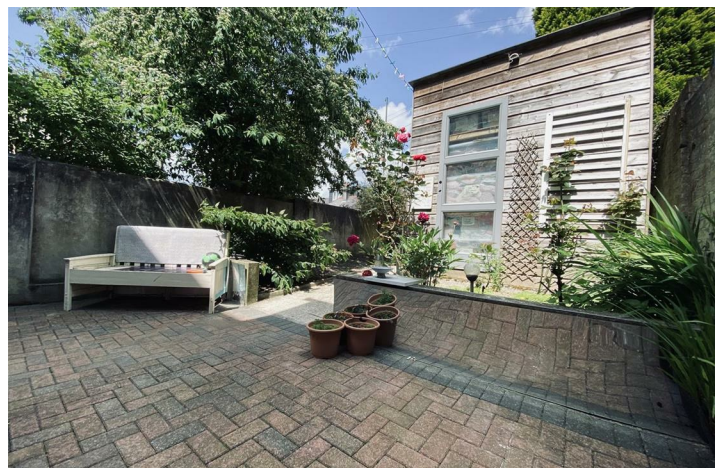
EXTERNALLY

The property is approached via a path leading to the front door, which also gives access to a series of steps which lead down to the entrance into the lower ground floor through the vestibule. To the rear, an enclosed garden with brick paved patio seating area and an area where stands a wooden shed (2.5m x 2.32m). A courtesy gate giving access out to service lane.

AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council Tax - Band C.



Road Map



Hybrid Map



Terrain Map



Floor Plan

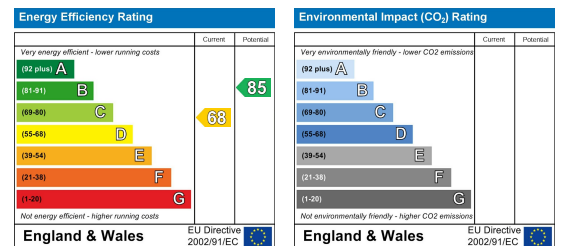


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Viewing

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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