



## 60 Peverell Park Road

Peverell, Plymouth, PL3 4NB

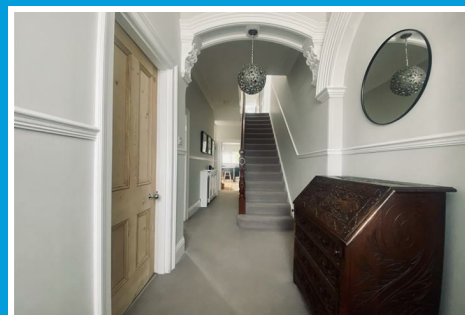
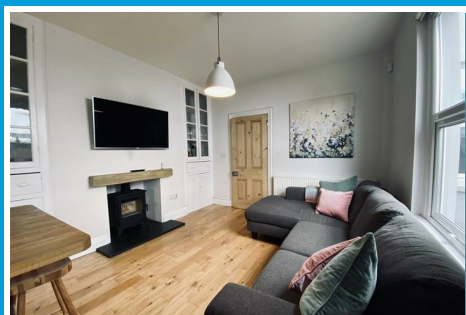
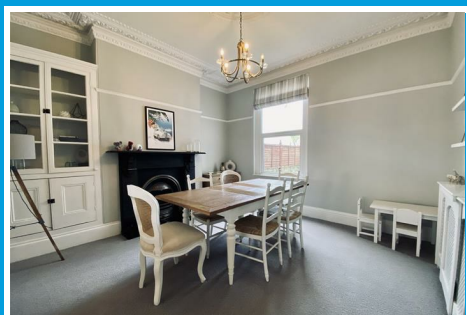
Offers In Excess Of £450,000



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## Offers In Excess Of £450,000



### PEVERELL PARK ROAD, PEVERELL, PL3 4NB

#### ACCOMMODATION

Entrance via a wooden front door which opens up into:

#### ENTRANCE PORCH

5'4" x 4'1" (1.63m x 1.25m)

Wood cladding to dado height. Decorative tiled floor. Covings. Ceiling rose. Wooden door with obscure glazed decorative panel and obscure glazed decorative panels inside opens up into:

#### ENTRANCE HALL

26'3" x 6'7" (8.01m x 2.01m)

Covings. Ceiling rose. Dado rail. Staircase rising to the first floor landing with two under stairs storage cupboards. Doors leading off through to the cloak room, lounge, dining room and also the kitchen/family room.

#### LOUNGE

16'9" x 14'7" into bay and chimney breast recess (5.13m x 4.45m into bay and chimney breast recess)

Feature fireplace with cast iron inset and open grate. Picture rail. Covings. Ceiling rose. uPVC double glazed square bay window to the front. Twin sliding doors open up into:

#### DINING ROOM

13'5" x 13'3" (4.09m x 4.05m)

Feature fireplace with cast iron inset and open grate. Fitted storage unit with glazed shelves above to one chimney breast recess. Picture rail. Covings. Ceiling rose. uPVC double glazed window to the rear.

#### CLOAKROOM

5'2" x 2'8" (1.58m x 0.83m)

Matching suite of close coupled WC and wall mounted wash hand basin with vanity storage cupboards below. Obscure uPVC double glazed window to the side. Decorative tiled floor.

#### KITCHEN/FAMILY ROOM

23'9" x 12'2" (7.26m x 3.71m)

Lovely light and airy open plan room with a central island with wooden worktop over and fitted storage cupboards below and two

wine fridges. Matching base and wall mounted units to include fitted Neff twin oven. Space for American fridge/freezer. Integrated dishwasher. Roll edge solid wood worktop over with inset Neff five ring gas hob and Neff extractor hood over. White brick style effect tiled splash back. Inset twin sink unit with mixer tap. Floor pelmet lighting. Wall mounted Worcester boiler concealed in unit. Wood flooring. Ample space for a sofa. Wood burner fitted into the chimney breast with twin storage cupboards on either side with glazed shelved units above. uPVC double glazed window to the side and rear and uPVC double glazed door to the rear garden.

#### HALF LANDING

Doors leading off through to the WC, utility and inner hall.

#### WC

5'2" x 2'8" (1.59m x 0.83m)

Matching suite of close coupled WC. Obscure uPVC double glazed window to the side. Decorative tiled floor.

#### UTILITY

8'8" x 5'1" (2.65m x 1.55m)

Attractive matching base and wall mounted units to include spaces for a washing machine and tumble dryer. Square edge marble effect laminate work surface with inset one and a half bowl sink unit and mixer tap. Heated towel rail. Access hatch to roof void. Decorative tiled floor. Brick style white tiled splash back. Obscure uPVC double glazed window to the side.

#### INNER HALL

Doors leading off through to the bathroom and bedroom four.

#### BATHROOM

8'7" x 8'4" (2.64m x 2.55m)

Attractive matching suite of contemporary bath with central taps, twin shower cubicle, close coupled WC and wall mounted wash hand basin. Chrome heated towel rail. Obscure uPVC double glazed window to the side. Extractor fan. Tiled floor.

#### BEDROOM FOUR

12'4" x 12'4" into the bay (3.78m x 3.78m into the bay)

Feature fireplace with a wood mantle surround and cast iron inset. Fitted storage cupboard to one chimney breast recess. uPVC double glazed bay window to the rear overlooking the garden.

## FIRST FLOOR LANDING

Doors leading off through to bedrooms 2, 3 and 5. Staircase leading up to the second floor landing.

## BEDROOM TWO

16'11" x 14'5" into the bay (5.18m x 4.4m into the bay)

Feature fireplace with cast iron and decorative tiled inset and open grate. uPVC double glazed square bay window to the front. Picture rail. Covings. Ceiling rose.

## BEDROOM THREE

13'4" x 13'4" (4.08m x 4.08m)

Feature fireplace with cast iron inset with decorative tiles. Fitted wardrobe to one chimney breast recess and further storage cupboards to the other. uPVC double glazed window to the rear overlooking the garden. Picture rail. Covings and ceiling rose.

## BEDROOM FIVE

9'7" x 6'0" (2.93m x 1.83m)

Covings. uPVC double glazed window to the front.

## SECOND FLOOR LANDING

Light tunnel providing light over the staircase. Door opening up into:

## MASTER BEDROOM

21'3" 18'9" max (6.5m 5.72m max)

Fitted array of bedroom furniture including wardrobes and chest of drawers. Ceiling spot lights. Two velux windows to the front

with fitted blinds. Further uPVC double glazed window to the rear. Door into:

## EN SUITE

7'8" x 4'6" (2.35m x 1.38m)

Matching suite of twin shower cubicle with handheld and overhead shower heads, close coupled WC, wash hand basin inset into white high gloss vanity storage cupboards below. Heated towel rail. Part tiled walls. Tiled floor. Extractor fan. Obscure upVC double glazed window to the rear.

## EXTERNALLY

The rear garden consists of a path bordered on one side by flower beds with inset shrubs and plants and leads down to the garage. To one side, there is a section of artificial grass providing a seating area. Courtesy door into the garage and courtesy gate to the rear lane.

## GARAGE

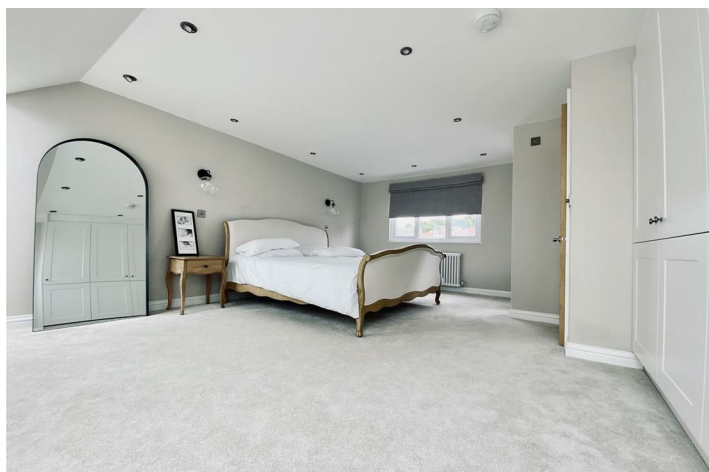
16'8" x 11'11" (5.09m x 3.65m)

uPVC double glazed window to the rear and side. Electric up and over door. Light and power available.

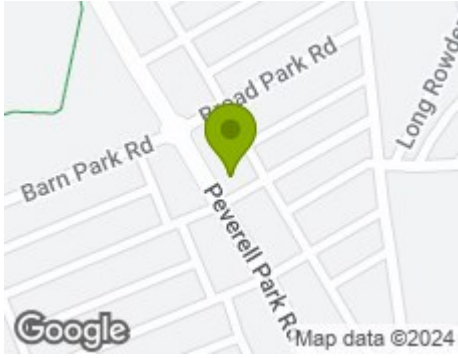
## AGENT'S NOTE

Tenure - Freehold.

Plymouth City council tax - Band D.



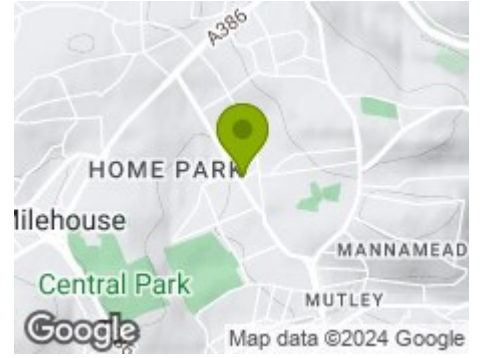
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

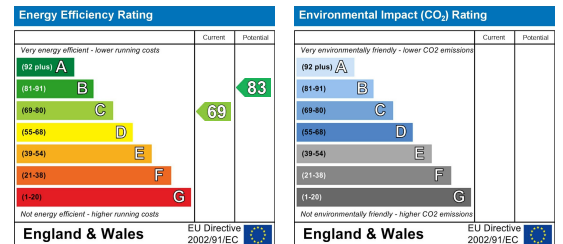


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## Viewing

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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