



44 Chestnut Road

Peverell, Plymouth, PL3 5UE

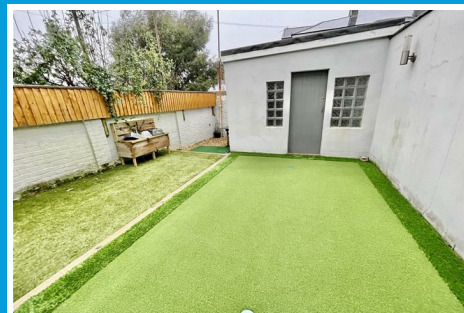
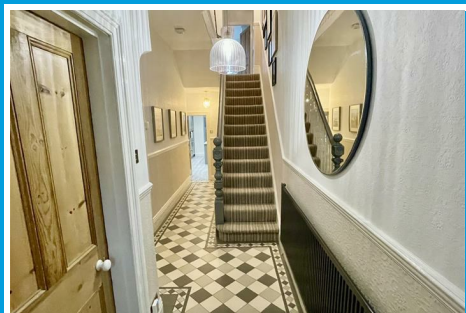
Guide Price £375,000



44 Chestnut Road

Peverell, Plymouth, PL3 5UE

Guide Price £375,000



CHESTNUT ROAD, PEVERELL, PLYMOUTH, PL3 5UE

GUIDE PRICE £375,000 - £400,000

THE PROPERTY

Victorian, period built mid terraced house offering generously proportioned accommodation. Presented to a high standard with many upgrades and improvements which include a new front door, a quality new fitted kitchen with integrated appliances, new bathroom suite, recently landscaped rear garden, attractive built in furniture to the lounge and master bedroom.

The accommodation comprising entrance hall, front set lounge with fireplace and wide arch opening to a generous size dining room with french doors to the rear, useful downstairs cloakroom, excellent storage under the stairs and in the tenement section a spacious 21' new fitted kitchen/breakfast room with a distinct wow factor and with a range of integrated appliances and with attractive french doors overlooking and opening to the landscaped back garden.

At first floor level, a landing gives access to four bedrooms, three being generous size doubles, the master bedroom with quality bespoke fitted furniture, a spacious and well appointed family bathroom/WC with large separate shower.

Externally, a small area of frontage and to the rear a delightful low maintenance landscaped rear courtyard garden attractively laid out with artificial turf, including a putting green for the golf enthusiast. A substantial garage set to the rear served with power and lighting.

LOCATION

Found on the west side of Chestnut Road and enjoying afternoon and evening sun to the rear courtyard garden. With a good variety of local services and amenities nearby and the position is convenient for nearby access into the city and close by connections to major routes in other directions.

ACCOMMODATION

Replaced panelled door with double glazed light and window over opens into:

GROUND FLOOR

ENTRANCE LOBBY

4 x 3'8 (1.22m x 1.12m)

Dado rail with panelling incorporating decorative tiles under. Tiled floor. Timber panelled part glazed door into:

HALL

High coved ceiling with arch incorporating corbels and pendant light point. Staircase with carved and turned newel post, turned spindles, banister and carpeted treads rises to the first floor. Useful under stairs storage cupboards housing meters etc. Tiled floor.

LOUNGE

17'4 x 13'6 (5.28m x 4.11m)

Box bay window to the front with fitted blinds. Coved ceiling with ceiling rose, picture rail. Focal feature fireplace with timber surround, cast iron fireback with tiled slips and stone polished hearth. Built in storage to either side. Wide arch to:

DINING ROOM

13'9 x 11'7 (4.19m x 3.53m)

French style doors overlook and open to the rear with fitted shutters. Coved ceiling. Pendant light point. Picture rail.

WC

Obscure glazed window to the side. Quality white suite with close coupled WC, vanity wash hand basin with mixer tap and metro tile splash backs.

KITCHEN/BREAKFAST ROOM

21'9 x 10'9 max (6.63m x 3.28m max)

Double glazed french style doors overlook and open to the landscaped rear garden. Fitted integrated kitchen with an excellent range of cupboard and drawer storage set in wall and base units. Polished marble style work surfaces with matching

upstands. Under mounted stainless steel sink with chrome mixer tap. Space and plumbing suitable for a washing machine, space for dishwasher and space suitable for American style fridge/freezer. Five ring variable size gas hob with stainless steel splash back and illuminated extractor hood over. Two built in Bosch ovens. Matching island with additional storage under incorporating a wine chiller. Designer radiator and feature fireplace with over mantle. Cupboard housing electric meter and consumer unit.

FIRST FLOOR

LANDING

High ceiling with smoke detector. Access hatch to the loft. Ceiling light point and high level rear set window. Built in storage cupboard.

BEDROOM ONE

17'1 x 13'8 max (5.21m x 4.17m max)

Box bay window to the front elevation with fitted shutters. Coved ceiling with light point. Picture rail. Bespoke built in bedroom furniture to one wall incorporating wardrobes to either side and a central cupboard.

BEDROOM TWO

13'10 x 11'7 (4.22m x 3.53m)

Window overlooking the rear. Picture rail. Feature period fireplace with cast iron fireback, built in cupboard to the left.

BATHROOM

Patterned obscure glazed window to the side. Quality white suite with close coupled WC, pedestal wash hand basin, bath with separate mixer tap and shower attachment. Tiled shower with thermostatic control, handheld mixer and overhead douche spray. Metro tiled splash back.

BEDROOM THREE

13'10 x 11'10 max (4.22m x 3.61m max)

Bay window to the rear.

BEDROOM FOUR/STUDY

9'9 x 6' (2.97m x 1.83m)

Window to the front.

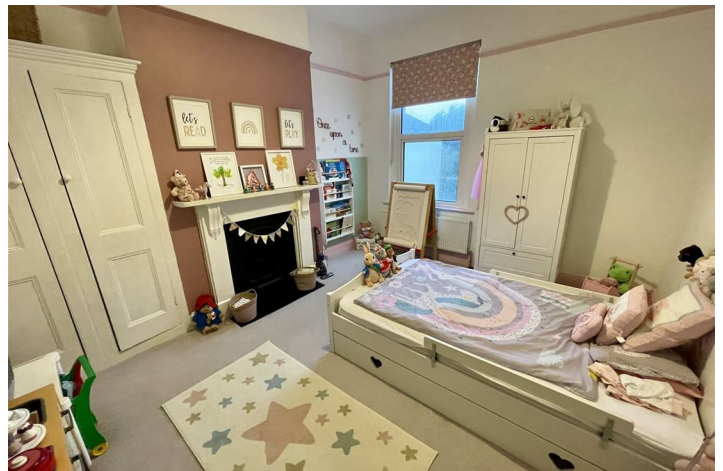
EXTERNALLY

Low maintenance front garden. To the rear of the property, a landscaped low maintenance back garden, professionally undertaken and levelled with artificial lawn, practise tee and pedestrian door to the rear service lane and useful garage with power and lighting.

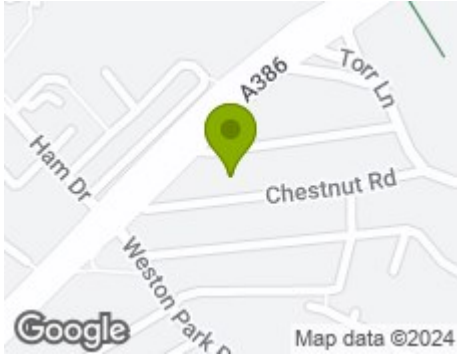
AGENTS NOTE

Tenure - Freehold.

Council tax - Band C.



Road Map



Hybrid Map



Terrain Map



Floor Plan

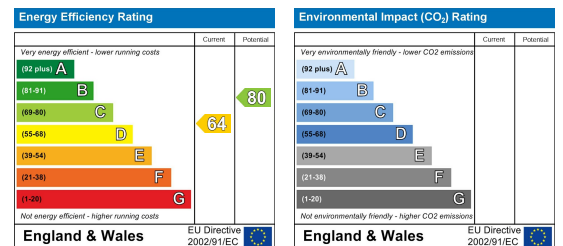


Made with Mergo ©2024

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.