



134 Furzehatt Road, Plymstock PL9 9JT



Guide Price £260,000

### Accommodation

A frosted glazed front door leads to a spacious Entrance Hall with floor to ceiling frosted windows to the front and side, stairs to the first floor, an under stairs storage cupboard, further cupboard housing the electric storage heater unit and doors to all downstairs rooms.

The Sitting/Dining Room is a light and spacious room enjoying a dual aspect with window to front and sliding glazed doors to the rear garden, with an interconnecting door to the Kitchen/Breakfast Room which has two windows and a frosted glazed door to the rear and a further frosted glazed door to the front. This room is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a 1½ bowl stainless steel sink unit with mixer tap, Bosch electric oven with electric hob and extractor over, space for a fridge, a breakfast bar and a useful pantry cupboard. Sliding glazed doors with glazed sidelights lead through to the Garden Room which has a floor to ceiling window to the front, a window and sliding glazed door to the rear, tiled floor and beams to the vaulted ceiling. There is also a Downstairs WC which has a frosted window to the front and is fitted with a low level WC and a corner hand basin.

### First Floor

Stairs rise from the entrance hall and turn to the First Floor Landing which has a window to the side, loft hatch, a storage cupboard and doors to all upstairs rooms. There are two double bedrooms and one single, all of which are light and spacious with fitted wardrobes providing useful hanging and storage space. The Bathroom is also a good size with a frosted window to the rear, and is fitted with a suite comprising stand-alone shower cubicle, low level WC, built-in unit with inset hand basin and cupboards and drawers under, along with a heated towel rail, fully tiled walls and a large airing cupboard.



## Outside

To the front of the property, there is a spacious garden bounded by mature shrubs which screen the house from the road and steps with a railing leading down to the front door, with the remainder mainly laid to lawn with further mature specimen plants including box hedging, rose, honeysuckle and camellia.

The rear garden is mainly laid to lawn with a brick paved patio accessed via the kitchen or dining room and a pathway leading to a useful bin storage area and the rear pedestrian gate. The garden is very well stocked with mature flowering shrubs and other plants including lavender, honeysuckle, clematis, myrtle and azalea, providing colour and interest at different times of the year.

## Outbuildings

### Single Garage

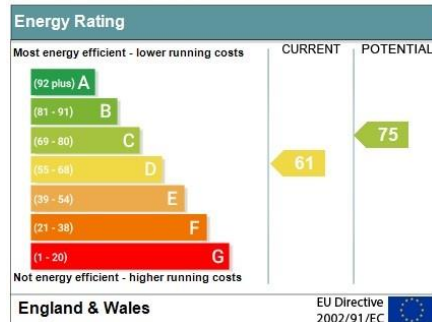
Accessed via Church Road and with an up and over door to the front.

## Utility

Located outside the kitchen and attached to the house is a useful storage cupboard in addition to a Utility Room which has a frosted window to the side and is fitted with a stainless steel sink unit with cupboards under. The room provides ample space for white goods including fridge/freezer, washing machine and tumble dryer, or could be converted into a small office space, subject to the necessary consents.



Address: 134 Furzehatt Road, PLYMOUTH, PL9 9JT  
RRN: 5234-5329-8409-0860-4226



Approximate Gross Internal Floor Area = 122.0 sq m/ 1313 sq ft  
Garage Area = 11.7 sq m/ 125 sq ft  
Total Area = 133.7 sq m/ 1439 sq ft

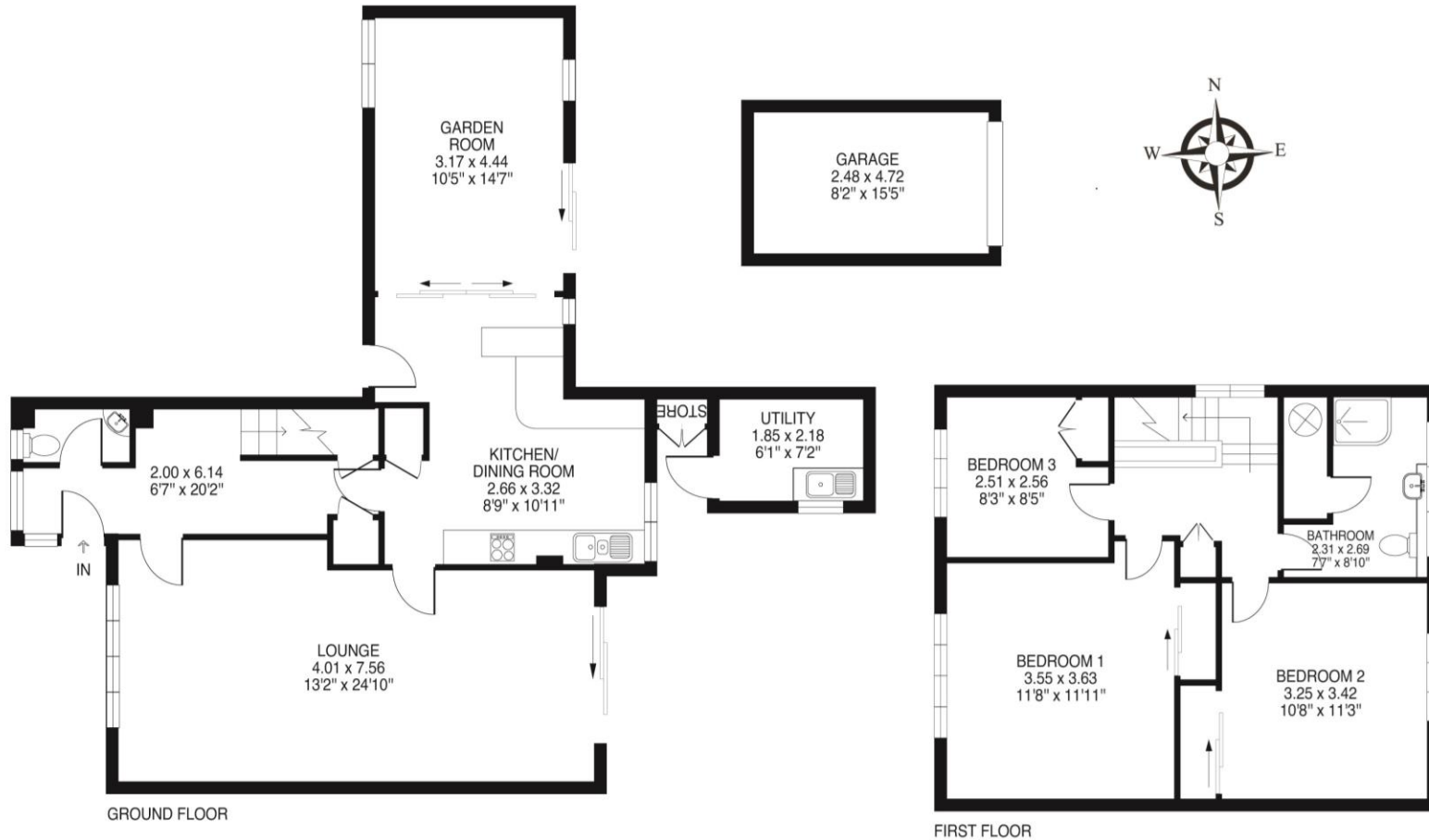


Illustration for identification purposes only, measurements are approximate, not to scale.

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