



153 Green Park Road, Plymstock, Plymouth PL9 9LL



Luscombe Maye
Since 1873



Accommodation

Two steps lead up to a covered entrance porch with a part frosted glazed door with frosted sidelight to the Entrance Hall, which has a large airing cupboard providing useful storage and a hatchway to the fully boarded and insulated loft space (with potential for conversion, STP) and doors to all rooms.

The Sitting Room has a lovely feel with sliding glazed doors opening out onto the rear garden and providing a gorgeous southerly view to woodland beyond, a feature fireplace fitted with a gas fire with wooden mantel and surround and polished natural stone insert and hearth. An open archway leads through to the Dining Room, which was originally a third bedroom and could easily be reinstated as such if required. A large window to the side ensures this is a light and airy room. The Kitchen has a large window enjoying the same southerly view, and a frosted glazed door to the rear and 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, built-in oven/grill, gas fired hob with extractor over and space for three under-counter appliances.

Bedroom 1 has a large window to the front and is currently furnished with a full range of bedroom furniture which is available by negotiation. Bedroom 2 also benefits from a large window to the front and is fitted with a substantial built-in wardrobe with sliding mirror-fronted doors. The Bathroom has a frosted window to the side and is fitted with a shower cubicle with electric shower, a pedestal hand basin, low level WC and bathroom cabinet, and the walls and floor are fully tiled. N.B. this room originally housed a bath which could be reinstated if required.

Outside

To the front of the property, a cast iron double gate gives access to the driveway which provides parking for up to four vehicles. The remainder is mainly laid to lawn with flower and shrub borders stocked with a variety of mature specimens including three very handsome palm trees, hydrangeas, forsythia, skimmia and heather, along with a mature evergreen hedge to the front boundary.



The rear garden comprises a substantial patio running the full width of the property and taking advantage of the south-facing aspect and woodland views, with gates providing access via both sides to the front. Two steps lead down to a good sized lawn with small garden shed and greenhouse (in need of some attention) and well-stocked borders containing further specimens such as azalea, berberis, hellebore, camellia and viburnum. Potential also exists to add a sun room or conservatory onto the sitting room, STP.

Outbuildings

Garage

With electric remote-controlled roller door to the front, frosted window to the side and glazed pedestrian door to the rear garden. Fitted with useful shelving, workbench, cupboards and a further collapsible worktop to provide plenty of space for tinkering.

Outside WC

A frosted glazed door leads into the convenient Outside WC which has a frosted window to the front, tiled walls and floor, and is fitted with a low level WC and pedestal hand basin.

Utility Cupboard

Situated adjoining the outside WC, this useful space is ideal for housing an appliance, such as a freezer or tumble dryer, and has plumbing close by if required for a washing machine, for example.

Material Information

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document.

If available, please scan the QR code, follow the link below, or access the additional online material information web brochure. Alternatively, you can contact our team for this information.

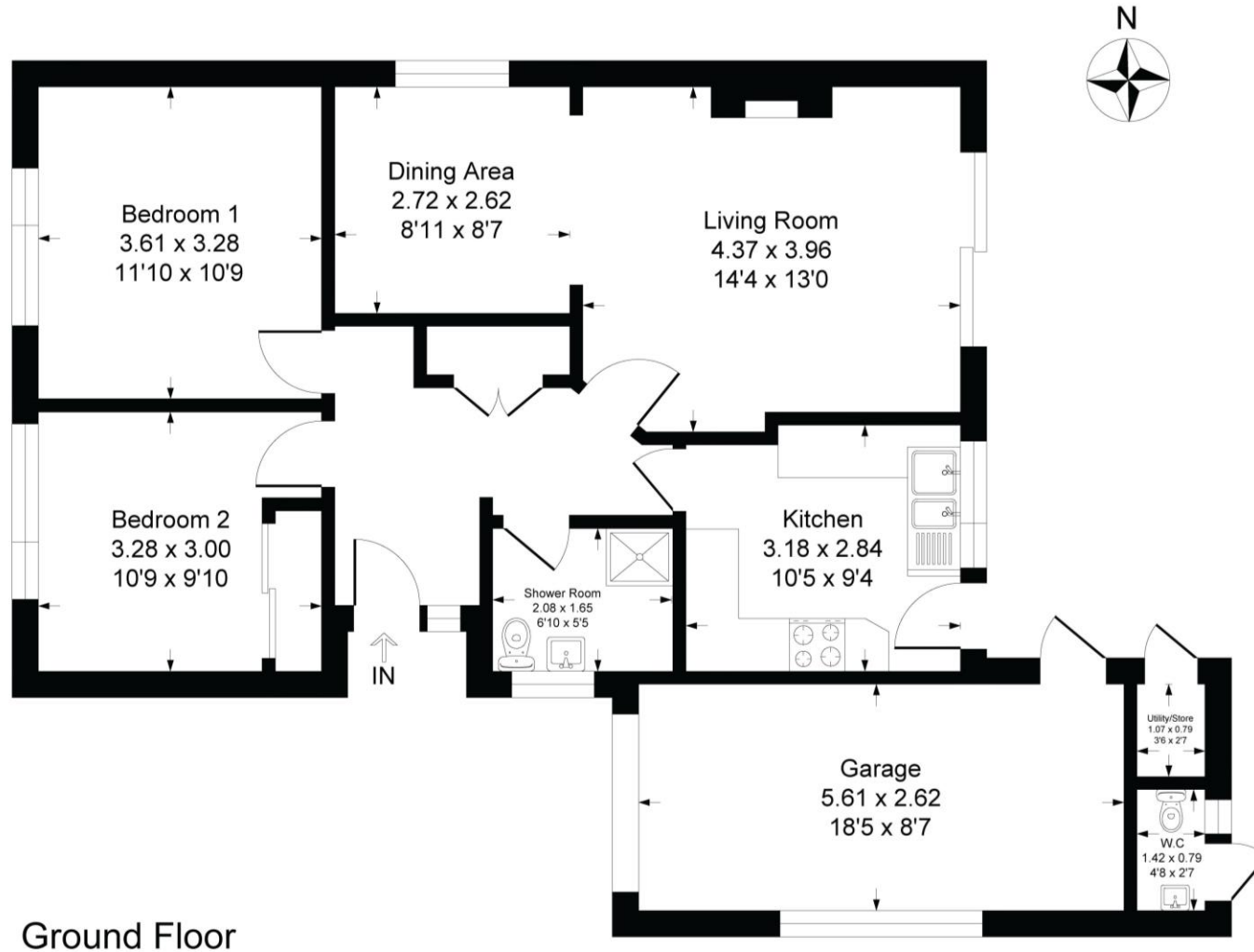
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Use the QR code for further "Material Information" about this home



Approximate Gross Internal Floor Area = 88.2 sq m / 950 sq ft



Ground Floor

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

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