



17 Berry Park Road, Plymstock PL9 9AG



Accommodation

Steps with handrails lead up to the covered entrance with part glazed durable accoya wood double front doors with feature transom to the Entrance Porch which has a feature tiled floor, coat hanging space and a wooden door with frosted circular window, sidelights and transom leading to the Entrance Hall. This is a very welcoming space with Amtico flooring, an under stairs storage cupboard and stripped wooden doors to most downstairs rooms.

The Sitting Room is a lovely room with a box bay window to the front. Bedroom two is a similar room but also benefitting from display shelves and cupboard to one side of the chimney breast, and which could also be used as a further reception if required. Bedroom one has a good sized multi paned window to the rear, one feature panelled wall and a built-in wardrobe providing useful hanging and storage space. A door leads to the En-Suite Shower Room with a frosted window to the rear and fitted with a fully tiled shower cubicle, low level WC, wall mounted hand basin with mixer tap, a heated towel rail and part tiled walls. The Family Bathroom has a frosted window to the side and is fitted with a Witt and Berg copper and enamel bateau bath with brass mixer tap and hand held shower attachment, a low level WC, vanity unit with inset hand basin with mixer tap, cupboard under and shelf over, a heated towel rail and half panelled walls.

The Dining/Family Room is a superb, dual aspect room with two windows to the side and French windows to the rear leading to the sun room. The Amtico flooring from the entrance continues into this room and there is feature display shelving with lighting to either side of the chimney breast. A frosted glazed panelled door leads to the Kitchen which has a window to the rear and is fitted with a range of wall and base units with quartz work surfaces and splashbacks over and cupboards and drawers under incorporating a Belfast sink with mixer tap, Neff induction hob with extractor over, built-in Neff oven, wine cooler, integral dishwasher and fridge/freezer, an excellent pantry cupboard and space for a washing machine. A part glazed door leads to the Sun Room which has a full width window and half glazed door to the rear and feature tiled floor.

First Floor

Stairs rise from the entrance hall and turn to a small landing with a frosted window and part glazed door to Bedroom 3, which has a large dormer window to the front enjoying a truly spectacular, nearly 180° panoramic view from moorland to the sea. There are two doors leading into the eaves, one side being loft storage and the other a useful walk-in wardrobe cupboard with additional access to the loft space.



Outside

To the front of the property is an in and out driveway providing parking for several vehicles and access to the garage. There are flower borders stocked with a variety of mature plants including roses, fragrant syringa and a Cornus Florida Rubra shrub. Perimeters are wall and fence, and steps lead up with handrail to the front door.

The south facing rear garden is a fantastic feature of the property, having been lovingly cultivated and maintained by the current owners to provide an area full of interest. A paved patio lies immediately to the rear of the house with a pedestrian door to the garage and a gate on the opposite side leading to the front. The garden has been landscaped to provide three shallow tiered levels with a path traversing the full length and the remainder mainly laid to lawn with flower and shrub borders stocked with a variety of plants including lavender, rose, hellebore and a lovely magnolia stellata, in addition to a number of mature specimen trees including three types of flowering cherry as well as a plum tree. There is a lovely seating area at the end of the garden which is well screened from the properties behind, along with a Summer House and two useful garden sheds.

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 or click the link to access the additional online material information. Alternatively you can contact our team for this information.

<https://moverly.com/sale/TN5N3qj9z56uHJfSxiRL3x/view>



 Luscombe Maye
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Approximate Gross Internal Floor Area = 134.0 sq m / 1443 sq ft
 Garage Area = 10.8 sq m / 117 sq ft
 Total Area = 144.9 sq m / 1560 sq ft

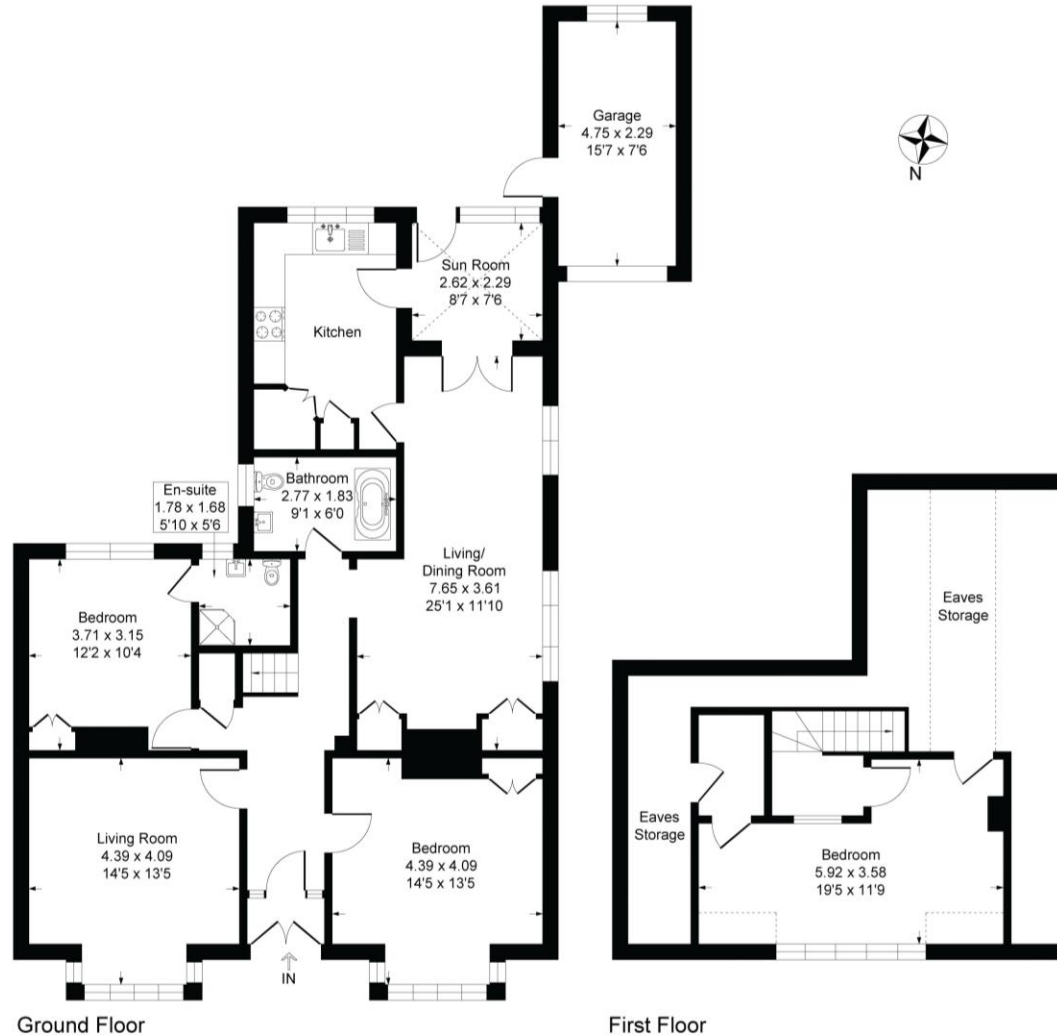


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