



16 Orchard Road, Brixton PL8 2FE



Accommodation

A part frosted glazed front door leads to the Entrance Hall which has a useful cloaks cupboard, stairs to the first floor and a Downstairs Cloakroom which is fitted with a low level WC and a pedestal hand basin with mixer tap and splashback tiling.

The dual aspect Sitting Room is a light and spacious room with multi paned windows to the front and side and a further bay window to the side, creating an attractive and comfortable living space. The Kitchen/Dining Room is a fantastic family hub, also benefiting from a dual aspect with a multi paned window to the front and a large box bay to the side with floor to ceiling windows and French windows leading out to the garden. The dining area provides ample space for a large table and chairs and the kitchen is fitted with a comprehensive range of wall and base units with work surfaces over and cupboards and drawers under incorporating a stainless steel sink unit with mixer tap, six-ring gas hob with extractor over, a built-in double oven/grill, pan drawers, space for a fridge/freezer and dishwasher, and tiled flooring. A door leads through to the Utility Room which has a part glazed door to the rear, giving access to the driveway, and is fitted with a work surface with cupboard under and space for a washing machine and tumble dryer. There is an under stairs storage cupboard providing good storage space, in addition to the wall mounted Ideal Logic combi boiler.

From the entrance hall, the stairs rise to the First Floor Landing which has a window to the rear, a loft hatch and an airing cupboard housing the pressurised water tank.



The Main Bedroom is a great sized room enjoying a dual aspect with multi paned window to the front and a further window to the side. There is a quintet of built-in mirror-fronted wardrobes and a door leads to the En-Suite Shower Room, which has a frosted window to the side and is fitted with a fully tiled shower cubicle, a low level WC and a pedestal hand basin with mixer tap.

Bedrooms 2 and 3 are both good sized doubles with multi paned sash windows to the front and side respectively, with a built-in double wardrobe in the former; Bedroom 4 is a generous single with a multi paned window to the front and a useful over-stairs storage cupboard. The Family Bathroom has a frosted window to the rear and is fitted with a matching suite comprising a panelled bath with mixer tap with tiled and mirrored surround, a pedestal hand basin with mixer tap, a low level WC and heated towel rail.

Outside

To the front of the property is a parking space for one car and a block paved pathway leading around to the side with cast iron railings and well stocked flower border with box bushes, roses and spring bulbs. Two double wooden gates to the side of the house lead to the driveway providing parking for up to four vehicles and access to the garage. There is a pedestrian gate leading back onto the road and steps up to the utility room door and a further pedestrian gate to the garden.

The rear garden is a great size for a property of this ilk and is arranged on three levels with a paved patio immediately outside the kitchen/dining room with pathways running to the side gate and a further pedestrian gate to the front. A second paved patio is raised slightly to take advantage of glorious southerly views across the valley towards the Yealm estuary, and is a perfect spot for al fresco dining. The remainder is mainly laid to artificial lawn and three steps lead down to a further area of lawn with a putting green. Perimeters comprise attractive stone walls to match the house itself and fences.

Double Garage

With two up and over doors to the front, extensive eaves storage, power and light.

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.

<https://moverly.com/sale/KomPx4dJDHnzNq2ShixajG/view>

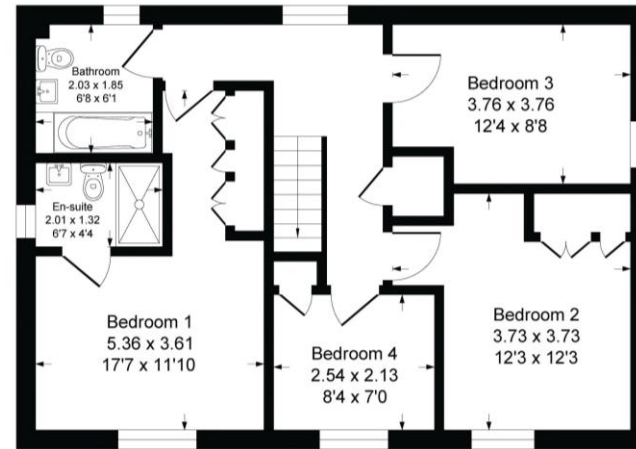
Luscombe Maye
Estate Agents



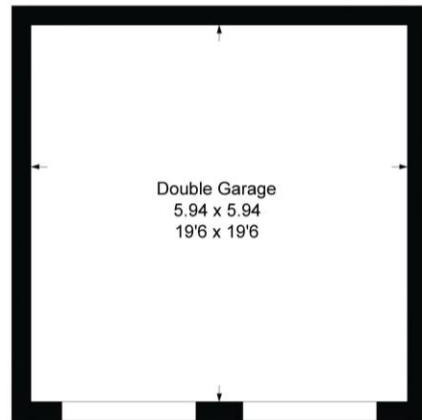
Use the QR code for further "Material Information" about this home



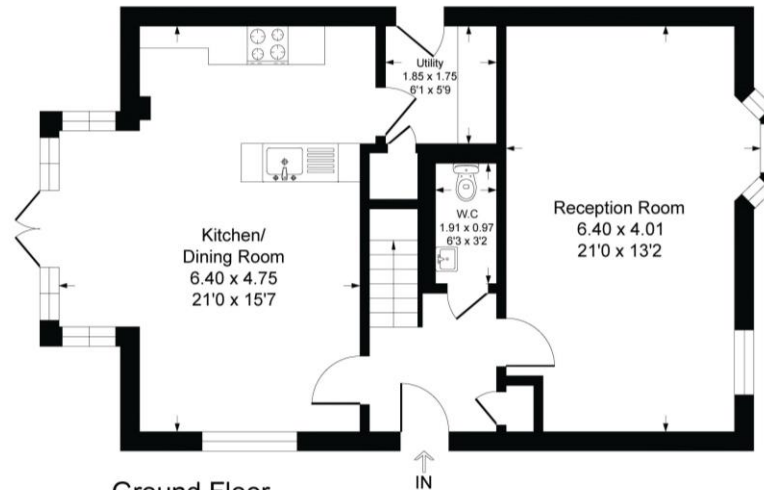
Approximate Gross Internal Floor Area = 124.2 sq m / 1337 sq ft
 Garage Area = 35.3 sq m / 380 sq ft
 Total Area = 159.5 sq m / 1717 sq ft



First Floor



Garage



Ground Floor

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

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs, and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Yealmpton:
 The Old Bakery, Market Street,
 Yealmpton PL8 2EA
 01752 880044
yealmpton@luscombemaye.com
www.luscombemaye.com