









# welcome to

# **Church Road, Plymstock Plymouth**

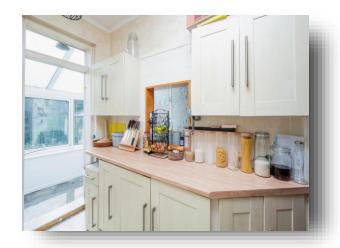
This spacious 1930's semi-detached home offers a private driveway and garage, a fantastically sized south facing rear garden, and a recently renovated shower room! Both the lounge and separate dining room feature beautiful bay windows allowing alot of natural light into the property!













#### **Entrance Hall**

Obscured single glazed door to the front elevation and obscured single glazed window to the front elevation. Double glazed window to side elevation. Radiator. Understairs storage. Banister and dado rail. Door to the lounge and a separate door to the dining room and kitchen area. Single glazed window to the side elevation with vinyl flooring.

### Cloakroom

Single glazed window to the side elevation with vinyl flooring.

## Lounge

14' 10" x 12' 4" ( 4.52m x 3.76m )

Double glazed bay window to the front elevation. Featuring a gas fire with tiled surround and TV point. Radiator. Obscured single glazed sliding door leading to the entrance hall.

## **Dining Room**

11' 10" x 11' (3.61m x 3.35m)

Large double glazed bay window to the rear elevation with garden view. Single glazed obscured glass serving hatch. Featuring an electric fireplace with surround. Radiator and carpeted flooring.

### **Entrance Porch**

Dual aspect double glazed windows to side and front elevations. A double glazed obscured door to the side elevation.

#### Kitchen

8' 2" x 7' 1" ( 2.49m x 2.16m )

Fitted kitchen with wall and base level units and roll top work surfaces. Double glazed window to the side elevation. Stainless steel sink and drainer with mixer tap over. There is space and a gas point for a cooker and space and plumbing for a washing machine. Wood effect flooring. Single glazed window to the rear elevation. The kitchen naturally flows to the conservatory area.

# Landing

Double glazed window to the side elevation and carpeted flooring. Featuring a banister and dado rail. There is loft access with a pull down ladder.

#### **Bedroom One**

15' 4" x 12' 3" ( 4.67m x 3.73m ) Large double glazed bay window to the front elevation. Radiator. Vinyl flooring.

## **Bedroom Two**

11' 8" x 12' 3" ( 3.56m x 3.73m )

Large double glazed bay window to the rear elevation with garden views and far reaching countryside views. Built in wardrobe space with rails within. Bespoke wooden feature wall.

### **Bedroom Three**

7' 11"  $\times$  5' 10" ( 2.41m  $\times$  1.78m ) Double glazed window to the front elevation. Radiator. Carpeted flooring.

### **Shower Room**

Recently renovated shower room with a stunning bold and modern design! Obscured double glazed window to side elevation. Low level WC. Large wash hand basin with built in vanity finished with Matt black mixer tap and handles. Wall mounted unit. Double walk in shower cubicle with shower running off mains supply and finished with Matt black detailing, Partly tiled walls. Ornate tiled flooring.

# Conservatory

9' 2" x 5' 5" ( 2.79m x 1.65m )

Double glazed dual aspect windows to rear and side elevations. Double glazed obscured window to side elevation. Double glazed obscured door to the side elevation leading out to the rear garden, Carpeted flooring.

#### Rear Garden

Large south facing and fully enclosed rear garden. Stone built fish pond and outside tap. Two leveled mainly laid to lawn areas with mature plant and shrub boarders. Two block-built outbuildings for storage or use of a workshop. Raised concrete seating area. Access to garage with secure side gated access.

## Driveway

Private driveway accessed via a dropped kerb.

## Garage

14' 10" x 7' 9" ( 4.52m x 2.36m )

Up and over door. Single glazed window to the rear elevation.





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# **Church Road, Plymstock Plymouth**

- SOUTH FACING REAR GARDEN
- COUNCIL TAX BAND C
- PRIVATE GARAGE AND DRIVEWAY
- BEAUTIFUL COUNTRYSIDE VIEWS
- FANTASTICALLY SIZED SOUTH FACING REAR GARDEN

Tenure: Freehold EPC Rating: D

offers in excess of

£280,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www fooabaent com







Plymstock School

THE YOGA YARD

Stanborough Rd

Stanborough Rd

Please note the marker reflects the
postcode not the actual property

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