



**Church Road, Plymouth PL9 9BA**



**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" x 5' 10" ( 2.41m x 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 borders. 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

**£260,000**



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