



## 4 Burrow Hill

Plymstock, Plymouth, PL9 9LE

£525,000



Beautifully-presented detached family home offering spacious & versatile accommodation. Briefly the accommodation comprises an entrance hall, lounge, open-plan kitchen/breakfast room/conservatory leading onto a large balcony with fabulous views towards Staddon Heights. There are 4 double bedrooms, large bathroom & additional first floor shower room/wc. Garage/entertainment room. Plenty of parking. Large garden. Double-glazing & central heating.





## BURROW HILL, PLYMSTOCK, PL9 9LE

### ACCOMMODATION

Front door with matching windows either side opening into the entrance hall.

### ENTRANCE HALL 27'1 x 6'5 (8.26m x 1.96m)

Providing access to the accommodation. Staircase ascending to the first floor. Under-stairs cupboard. Feature exposed floorboards.

### KITCHEN/BREAKFAST ROOM 17'2 x 9'3 (5.23m x 2.82m)

Fitted with a range of base and wall-mounted cabinets with matching work surfaces and tiled splash-backs. Inset stainless-steel single drainer sink. Built-in oven. AEG induction hob with cooker hood above. Space and plumbing for washing machine. Space for American-style fridge-freezer. Integral dishwasher. AEG microwave. Window to the side elevation. Open-plan access through into the conservatory.

### CONSERVATORY 11'8 x 10'10 (3.56m x 3.30m)

Ample space for dining table and chairs or seating. Breakfast bar. Double-glazed windows with fitted blinds to 2 elevations. Lovely views. Double doors open onto the large timber balcony. Separate door providing additional access to outside. Pitched double-glazed roof.

### LOUNGE 19'6 x 15'9 max dimensions (5.94m x 4.80m max dimensions)

An 'L-shaped' room which is dual aspect with a window with fitted blinds to the side elevation and sliding double-glazed doors opening onto a balcony providing lovely views over the garden and over the water towards Plymouth Hoe.

### BEDROOM ONE 12'11 x 11'11 (3.94m x 3.63m)

Dual aspect with windows with fitted blinds to 2 elevations. Lovely views. Feature exposed floorboards.

### BEDROOM FOUR/SITTING ROOM/OFFICE 12'8 x 11'11 (3.86m x 3.63m )

Window. Feature exposed floorboards. This room is currently used as an additional sitting room

### BATHROOM 11'11 x 10'5 (3.63m x 3.18m)

Comprising a bath, separate enclosed shower, twin basins with storage beneath and wc. Wall-mounted chrome towel rail/radiator. Wall-mounted cabinet. Wall-mounted shelving. Obscured window.

### FIRST FLOOR LANDING 14' x 10'3 incl stairs (4.27m x 3.12m incl stairs)

2 Velux skylights. Eaves storage. Doors providing access to the accommodation.

### BEDROOM TWO 13'11 x 12'8 max dimensions (4.24m x 3.86m max dimensions)

Triple aspect with Velux windows to 2 elevations and a window in the gable end providing fabulous views over Hooe Lake towards Plymouth Sound and the Hoe. Eaves storage.

### BEDROOM THREE 14' x 12'10 (4.27m x 3.91m)

Dual aspect with Velux windows to 2 elevations.

### SHOWER ROOM/WC 6'6 x 5'10 (1.98m x 1.78m)

Comprising a shower, pedestal basin and wc. Velux window.

### GARAGE/ENTERTAINMENT ROOM 23'8 x 10' (7.21m x 3.05m)

The original garage doors have been replaced with a pedestrian timber stable door with a window to the side with a fitted blind. Within the room there is a fitted bar and seating. Timber panelling. Storage cupboard housing the electric meter and consumer unit. Power and lighting. Doors provide access to the workshop and boiler/store room.

### BOILER/STORE ROOM 9'5 x 3'5 (2.87m x 1.04m)

Housing the gas boiler. Space for storage. Power. Obscured window to the front elevation.

### WORKSHOP 8'10 x 5'11 (2.69m x 1.80m)

Power and lighting. Hatch providing access to sub-floor space.

### OUTSIDE

The property has pedestrian and vehicle access onto Burrow Hill. A driveway is laid to chippings and provide off-road parking. The garden is mainly laid to lawn together with mature shrubs and small trees. There is a large timber balcony which offers amazing views and beneath which is covered storage.

### COUNCIL TAX

Plymouth City Council  
Council tax band E

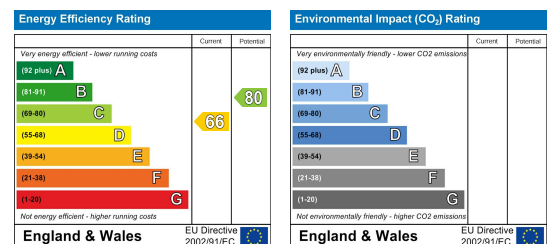
## Area Map



## Floor Plans



## Energy Efficiency Graph



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