



118 Billacombe Road

Plymstock, Plymouth, PL9 7EZ

£600,000



A truly remarkable home with a completely unique design beautifully-presented throughout. The property has underfloor heated polished concrete floors to all levels with a warehouse-style steel fabricated staircase throughout the building. The accommodation briefly comprises a large entrance hall, downstairs cloakroom/wc, separate utility, gym, plant room & integral double garage. On the first floor there is an incredible open-plan living room/kitchen with full-width sliding glass doors & a walk-out balcony. The upper floors host the 4 bedrooms, guest ensuite & family bathroom. The top floor provides an incredible master suite with dressing room & ensuite shower room. The rear garden is landscaped & arranged over 3 terraces with glass & stainless-steel balustrade & an array of LED outside lighting. This is really one not to be missed & comes highly recommended.



BILLACOMBE ROAD, PLYMSTOCK, PL9 7EZ

Front door opening into the entrance hall.

ENTRANCE HALL 19'7 x 11'9 (5.97m x 3.58m)

A stunning entrance to this remarkable property. Polished concrete floor. Inset ceiling spotlights. Steel staircase ascending to upstairs. Doors providing access to the ground floor accommodation.

UTILITY ROOM 14'8 x 6'8 (4.47m x 2.03m)

Accessed via a sliding obscured glass door. Polished concrete floor. Range of cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Integral fridge and freezer. Space for washing machine. Space for tumble dryer. Full-height broom cupboard. Fitted ailer. Inset ceiling spotlights.

DOWNSTAIRS CLOAKROOM/WC 6'4 x 4'1 (1.93m x 1.24m)

Fitted with a wall-mounted wc with push button flush, urinal and wall-mounted basin. Partly-tiled walls. Tiled floor. Inset ceiling spotlights.

GYM 13'7 x 12'3 (4.14m x 3.73m)

Cupboard housing the consumer unit. Polished concrete floor. Integral access to the garage and plant room.

PLANT ROOM 12'7 x 5'4 (3.84m x 1.63m)

Large unvented cylinder. Inverter. Heat recovery unit.

FIRST FLOOR LANDING

Steel staircase ascending to the upper floors. Obscured window to the front elevation. Doorway opening into the open-plan living room/kitchen.

OPEN-PLAN LIVING ROOM/KITCHEN 32'8 x 19'8 (9.96m x 5.99m)

A superb feature room of the property with full-width sliding glass doors opening onto the rear garden. Polished concrete floor throughout. Ample space for seating and dining. Additional bi-folding doors to the front elevation opening onto a balcony. The kitchen area is fitted with a range of base and wall-mounted cabinets and a feature island. High quality range of Miele built-in appliances including a conventional oven, combination microwave oven, warming drawer and a steam oven with sous-vide feature. Inset Miele induction hob. Miele dishwasher. Miele freezer. Miele full-height fridge. Full-height broom cupboard. Within the island there is an inset sink with mixer tap above and boiling tap. Dekton work surface. Venetian polished plaster to the walls and ceiling. Inset ceiling spotlights. Inset speakers. Inset LED ceiling lighting. Additional window to the front elevation.

SECOND FLOOR LANDING

Staircase continuing to the top floor. Velux window.

SECOND FLOOR HALL

Providing access to bedrooms two, three and four. Inset ceiling spotlights. Built-in airing cupboard.

BEDROOM TWO 12'9 x 10'4 (3.89m x 3.15m)

Currently used as a guest bedroom. French doors to the rear elevation opening onto a glass Juliette balcony. Inset ceiling spotlights. Ceiling speaker. Sliding door opening into the ensuite bathroom.

ENSUITE BATHROOM 12'7 x 6'8 (3.84m x 2.03m)

Comprising a large walk-in enclosed shower with glass screen, large rain-style shower head and wall-mounted controls, double-ended bath with wall-mounted taps, wall-mounted wc with push button flush, urinal and a wall-mounted basin with drawer storage. Towel rail/radiator. Fully-tiled walls. Polished concrete floor. Obscured window to the front elevation.

BEDROOM THREE 12'9 x 10' (3.89m x 3.05m)

French doors to the rear opening onto a glass Juliette balcony. Inset ceiling spotlights. Pendant bedside lighting.

BEDROOM FOUR 12'7 x 9'4 max dimensions (3.84m x 2.84m max dimensions)

Window to the front elevation. Inset ceiling spotlights.

FAMILY SHOWER ROOM 8'10 x 7'1 (2.69m x 2.16m)

Fitted with a bespoke polished concrete shower tray and fixed glass screen, built-in shower system with rain head and additional rinsing attachment and wall-mounted controls, wall-mounted basin with drawer storage and wall-mounted wc with push button flush and a matching tiled surround. Bathroom cabinet with mirror and integral lighting. Inset ceiling spotlights. Obscured window to the rear elevation.

MASTER SUITE 32'8 x 18'11 max dimensions (9.96m x 5.77m max dimensions)

A stunning master suite occupying the entire top floor of the property. Polished concrete floor throughout. Dual aspect with windows to the front and rear elevations. Ample bedroom space and eaves storage access. Wall-mounted bedside cabinets with bedside pendant lighting. Dressing area with built-in bedroom storage. Inset ceiling spotlights. Ceiling mounted speakers. Sliding door opening into the master ensuite shower room.

MASTER ENSUITE SHOWER ROOM 12'7 x 8'6 max dimensions (3.84m x 2.59m max dimensions)

Large walk-in shower with a tiled surround, fixed glass screen, shower with rain head, additional rinsing attachment and wall-mounted controls, basin with storage beneath and wall-mounted wc with a push button flush and a matching tiled surround. Wall-mounted cupboard. Matching unit above the basin. Polished concrete floor. Inset ceiling spotlights. Obscured window to the front elevation.

INTEGRAL DOUBLE GARAGE 16'11 x 15'3 (5.16m x 4.65m)

Double-sized remote door. Integral access to the property.

OUTSIDE

To the front electric gates with separate pedestrian access open onto a tarmac driveway which provides parking and access to the garage and main front entrance. Outside tap. Outside lights. The rear garden is landscaped and includes a large full-width polished concrete terrace with outside lighting and outside power points. Steps provide access to the remaining 2 terraces which are laid to artificial grass and patio, together with stainless-steel and glass balustrade.

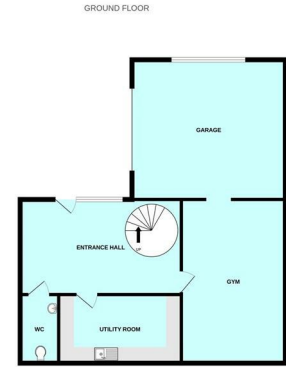
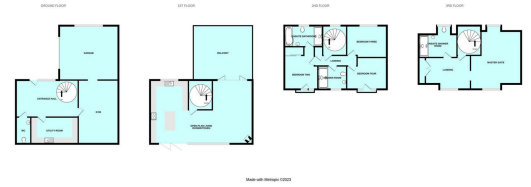
AGENT'S NOTE

- Underfloor heating powered by air-source heat pump and 4KPV heat recovery system
- The structure is an air-tight poured concrete construction with insulation beneath a powder coated steel roof and has powder coated windows and doors throughout
- All front elevation windows have integral blinds (apart from those that are obscured)
- Full security alarm including intruder and door sensors and CCTV covering the perimeter of the house
- 10 year building warranty on the house
- Council tax band F

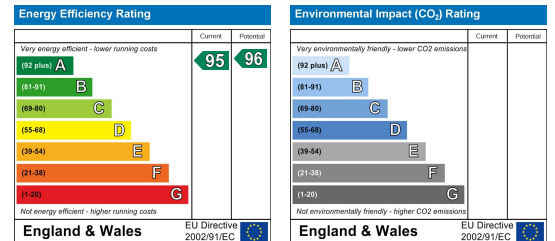
Area Map



Floor Plans



Energy Efficiency Graph



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