



## 87 Plymstock Road

Oreston, Plymouth, PL9 7PD

Price Guide £545,000



A stunning example of a 1930s detached house, beautifully-presented throughout, retaining all the character & atmosphere you would expect. The accommodation briefly comprises an entrance hall, bay-fronted lounge with window seat & Clearview wood burner, open-plan full-width kitchen/dining room with Aga & an extended conservatory overlooking the level south-facing garden. On the first floor a generous landing provides access to 3 bedrooms & a large bathroom with bath & walk-in shower. There is also a loft room with Velux window. Fabulous views. Level gardens. Gravelled driveway & detached garage. Double-glazing & central heating.



## PLYMSTOCK ROAD, ORESTON, PL9 7PD

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 12'8 x 9'7 (3.86m x 2.92m)

Staircase ascending to the first floor. Under-stairs cloak area and under-stairs cupboard. Feature leaded stained-glass windows. Picture rail. Exposed oak flooring.

### LOUNGE 15'6 into bay x 12'6 (4.72m into bay x 3.81m)

Double-glazed square bay window incorporating a window seat with storage. Chimney breast with fireplace and Clearview wood burner set onto a polished stone hearth. Picture rail.

### KITCHEN/DINING ROOM 26'3 x 13'1 at widest point (8.00m x 3.99m at widest point)

An open-plan room running the full-width of the property with ample space for family entertaining. Chimney breast with fireplace. Leaded stained-glass windows. Picture rail. Glazed double doors opening into the conservatory. The kitchen is fitted with a range of matching cabinets and hard wood work surfaces. Belfast sink with mixer tap. Gas-fired Aga. American-style fridge-freezer. Integral dishwasher. Integral washing machine. Cupboard housing Vaillant gas boiler. Travertine tiled floor with matching splash-backs. Windows to 2 elevations with fitted shutters to the side. Velux window to the side elevation. Doorway to outside to the side elevation.

### CONSERVATORY 12'5 x 10'3 (3.78m x 3.12m)

Amtega hard wood double-glazed conservatory constructed beneath a pitched double-glazed roof with fitted blinds. Period-style radiator. Terracotta tiled floor. Double doors opening into the garden. Lovely views over the garden towards Burrow Hill.

### OUTSIDE/DOWNSTAIRS WC

Fitted with a wc and basin. Tiled floor. Partly-tiled walls.

### FIRST FLOOR LANDING 10'8 x 9'7 incl stairs (3.25m x 2.92m incl stairs)

Providing a spacious approach to the first floor accommodation. Picture rail. Loft hatch with pull-down ladder. Window with shutter to the side elevation.

### LOFT ROOM

Velux-style window to the rear elevation with lovely views. Access to a boarded loft/storage area with lighting.

### BEDROOM ONE 16' into bay x 12'6 (4.88m into bay x 3.81m)

Square bay window to the front elevation with fitted window seat incorporating storage. Picture rail. Lovely views.

### BEDROOM TWO 13'1 x 12'6 (3.99m x 3.81m)

Chimney breast with cast fireplace. Picture rail. Window to the rear elevation overlooking the garden and views towards Burrow Hill.

### BEDROOM THREE 9'6 x 4'11 (2.90m x 1.50m)

Currently used as a study. Dual aspect with windows to the front and side elevations. Views towards Dartmoor.

### BATHROOM 9'6 x 9'4 (2.90m x 2.84m)

Comprising a bath, separate walk-in tiled shower with a fixed glass screen, basin set into a cabinet and wc. Towel rail/radiator. Natural stone floor tiles. Partly-tiled walls with matching tiled bath panel. Inset ceiling spotlights. Obscured window with shutters to the rear elevation.

### GARAGE 13'3 x 7'5 (4.04m x 2.26m)

A detached garage with a pitched roof. Remote door to the front elevation. Power and lighting. Window to the side elevation.

### OUTSIDE

The property is approached via a gravel driveway. The front garden has an area laid to lawn and some mature planting. The gravel driveway continues alongside the house through a farmhouse style timber gate, accessing the rear garden. The rear garden is level and enjoys a southerly aspect. It is mainly laid to lawn together with mature planting, a pergola and a mature copper beech tree. There is a brick-paved patio area adjacent to the rear elevation and an outside seating area. The garden offers a high degree of privacy.

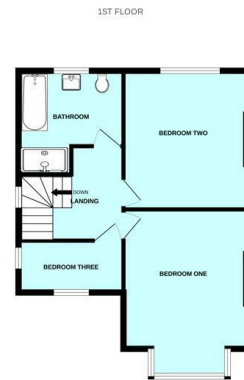
### COUNCIL TAX

Plymouth City Council  
Council tax band D

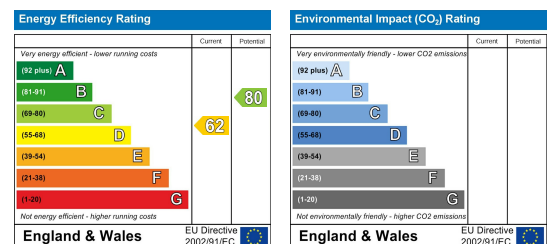
## Area Map



## Floor Plans



## Energy Efficiency Graph



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