



48 Wembury Road

Plymstock, Plymouth, PL9 8HF

£350,000



An individual detached house situated close to Elburton village featuring a brick-paved driveway plus garage. The accommodation briefly comprising an entrance hall with downstairs cloakroom/wc, superb open-plan lounge & kitchen/dining room with feature wood burning stove, 3 bedrooms & bathroom. Front & rear gardens. Double-glazing & central heating.



WEMBURY ROAD, PLYMSTOCK, PL9 8HF

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 12'4 x 7'3 including stairs (3.76m x 2.21m including stairs)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard. Inset ceiling spotlights. Fitted flooring.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and basin with a tiled splash-back. Obscured window with a fitted blind to the front elevation.

OPEN-PLAN LOUNGE/DINING ROOM & KITCHEN 16' x 11'9 & 19'5 x 10'4 (4.88m x 3.58m & 5.92m x 3.15m)

A triple aspect room with windows to the front, side and rear elevations. Feature wood burning stove set onto a glass hearth with an exposed flue. Views towards woodland from the front elevation. Ample space for seating and dining. The kitchen is fitted with a range of contemporary cabinets with matching fascias, quartz-style work surfaces incorporating feature LED lighting and tiled splash-backs. Inset sink. Built-in oven. Inset hob. Built-in microwave. Integral appliances include washing machine, dishwasher and fridge-freezer. Fitted flooring. Inset ceiling spotlights. Doorway leading to outside.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Window to the side elevation.

BEDROOM ONE 14'10 x 11'2 (4.52m x 3.40m)

Triple aspect with windows to the front and both side elevations. Lovely views. Inset ceiling spotlights.

BEDROOM TWO 11'7 x 9'7 (3.53m x 2.92m)

Window with fitted blind to the rear elevation. Inset ceiling spotlights.

BEDROOM THREE 9'6 x 7'4 (2.90m x 2.24m)

Window with fitted blind to the rear elevation.

SHOWER ROOM 7'10 x 5'9 (2.39m x 1.75m)

Comprising a large tiled walk-in shower with fixed glass screen and shower system with a rinsing attachment and fixed overhead shower, wc with a push-button flush and basin set into a cabinet providing storage and concealing the cistern. Wall-mounted towel rail/radiator. Storage cupboards. Partly-tiled walls. Inset ceiling spotlights. Obscured window with a fitted blind to the front elevation.

GARAGE 17'9 x 10'7 (5.41m x 3.23m)

Remote door to the front elevation. Power and lighting. Consumer unit.

OUTSIDE

A brick-paved driveway provides off-road parking with areas either side are laid to chippings. To the front there is a paved patio area and a paved pathway leads around the side elevation. The rear garden has 2 areas laid to paving together with artificial grass.

COUNCIL TAX

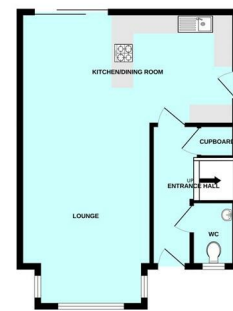
Plymouth City Council
Council tax band D

Area Map

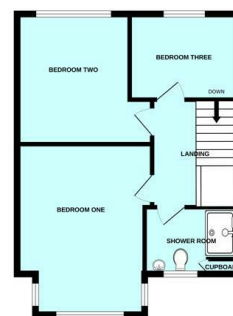


Floor Plans

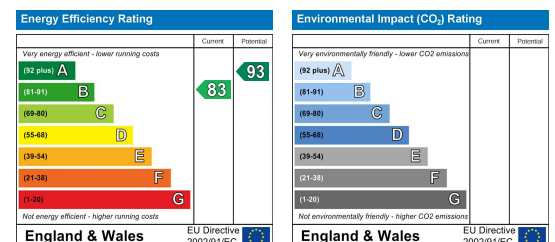
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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