



## 35 Tapson Drive

Turnchapel, Plymouth, PL9 9UA

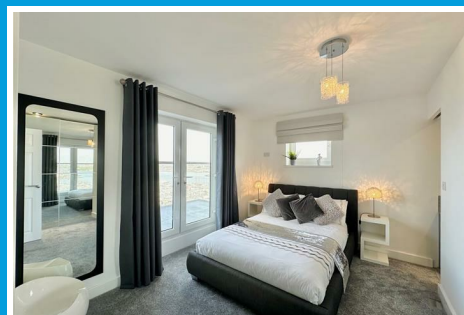
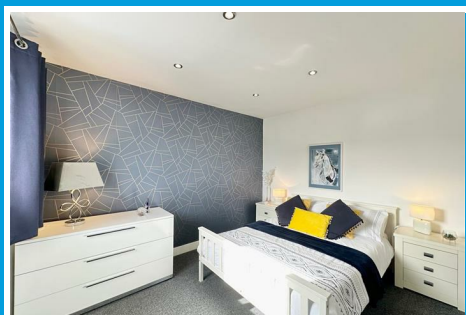
Guide Price £700,000



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## TAPSON DRIVE, TURNCHAPEL, PL9 9UA

### THE PROPERTY

An impressive, extended detached home, deceptively spacious and most well presented accommodation, extensively upgraded and improved and having contemporary appealing features. The accommodation including the extension, designed to maximise on the far reaching panoramic views with most spacious reception accommodation including the large living room and the kitchen all enjoying panoramic views. A generous size kitchen, quality integrated with an excellent range of appliances, a central island and tri fold doors to the rear, again with far reaching views. An office/bedroom set to the front offering flexibility of usage.

At first floor level, are four double bedrooms, the master bedroom with Juliette balcony and en suite shower room. The second guest bedroom having an en suite shower room as well, a well appointed family bathroom and two further double bedrooms.

At the front, with good off street parking and providing space for two plus vehicles and giving access to the integral garage. A garden to the rear enjoying the views and ideal for alfresco entertaining.

### LOCATION

Set in this highly desirable cul de sac position in this popular established residential area. The property affording with what are probably some of the best views looking over the nearby marinas, Plymouth Sound and the western approaches, historic Plymouth Hoe and the busy estuary of the River Plym, waterways of Cattewater harbour with sailing boats and shipping.

Located with a good variety of amenities found in close proximity including a primary school, post office, general store, newsagents, various public houses and restaurants, nearby bus services connecting to Plymstock and the city centre. From Mount Batten, there is a water taxi service that provides access to the historic Barbican and waterfront.

### ACCOMMODATION

#### STORM PORCH

Panelled timber door with double glazed light into:

#### GROUND FLOOR

#### HALL

12' x 7' (3.66m x 2.13m)

Down lighters and hardwired smoke detector. Staircase with carpeted treads rises in a straight run to the first floor.

#### STUDY/BEDROOM FIVE

14'6 x 10'5 max (4.42m x 3.18m max)

Window to the front overlooking the drive.

#### OPEN PLAN LIVING AREA

Incorporating dining room, living room with outstanding panoramic views looking over Plymouth Sound, the marinas and boatyards below and open plan to the kitchen.

#### DINING AREA

15'7 x 14' (4.75m x 4.27m)

Down lighters. Wide archway connecting to:

#### LIVING ROOM

25'8 x 14'1 (7.82m x 4.29m)

Stunning panoramic views overlooking the close by marina, the western approaches, Cornwall in the distance and across Plymouth city and towards the moors. Picture windows to the end and six multi folding doors opening to the rear. Large atrium window. Multitude of lighting including concealed bespoke LED lighting. Underfloor heating.

#### KITCHEN

18' x 12'8 max (5.49m x 3.86m max)

Similar panoramic views through a window to the side and with tri fold opening doors to the rear patio. Range of lighting including down lighters etc. Under floor heating. A quality fitted integrated kitchen with large island incorporating excellent cupboard and drawer storage under, integrated five plus variable size hob, one and a half bowl sink unit with adjustable chrome mixer tap and automatic dishwasher. Run of tall integrated units including integrated upright fridge/freezer and side by side ovens. Connecting door to:

#### GARAGE

16'10 x 12'3 (5.13m x 3.73m)

Roll up door to the front. Pedestrian door to the side. Window to the side. Vaillant gas fired boiler with adjacent large capacity Tempest stainless steel hot water tank servicing the central heating and domestic hot water. Plumbing suitable for automatic washing machine. Heatmiser underfloor heating control for the living room and kitchen.



## FIRST FLOOR

### LANDING

19'7 x 5'11 (5.97m x 1.80m)

Balustrading to the stairwell with hardwood, glass and stainless steel detailing. Window to the front. Ceiling down lighters. Hardwired smoke detector. Access hatch to the loft.

### MASTER BEDROOM

11'11 x 10'10 (3.63m x 3.30m)

Window to the side and french doors with juliette balcony to the rear enjoying panoramic views across the marina and to Plymouth Sound/ the western approaches. Built in wardrobe with mirror fronts. Door way to:

### EN SUITE SHOWER ROOM

Modern white suite with vanity wash hand basin, close coupled WC with concealed cistern and tiled shower with thermostatic control. Heated towel rail.

### GUEST BEDROOM TWO

12'1 x 9'10 max (3.68m x 3.00m max)

Window to the front. Built in wardrobe. Door to:

### EN SUITE SHOWER ROOM

Window to the side with long views. Modern white suite with close coupled WC with concealed cistern, vanity wash hand basin with tiled splash back, mixer tap and cupboard under and tiled shower with thermostatic shower control. Chrome ladder radiator.

## BEDROOM THREE

14'1 x 9'6 (4.29m x 2.90m)

Window to the rear with similar long views. Built in wardrobe.

## BEDROOM FOUR

11'4 x 9'4 (3.45m x 2.84m)

Window to the front.

## EXTERNALLY

A tarmac laid drive provides off street parking for two carefully parked vehicles and gives access to the garage. To the rear, a south and westerly facing back garden, low maintenance with lawn and timber decked area ideal for alfresco entertaining.

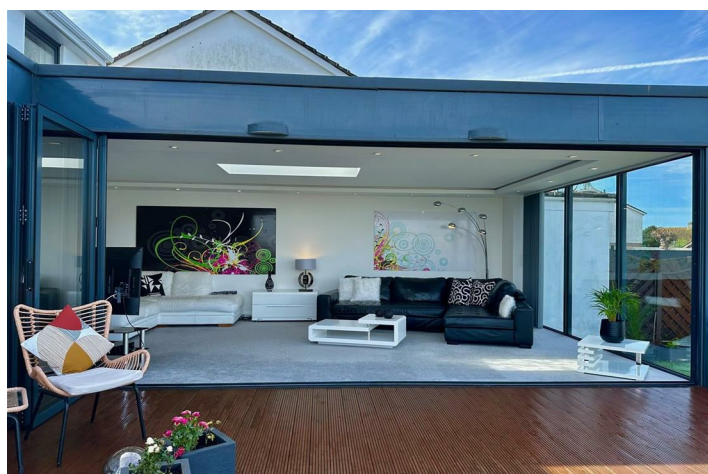
## AGENTS NOTE

Tenure - Freehold.

Plymouth City Council tax - Band D.

## PLANNING PERMISSION

The property has the benefit of permission to undertake a conversion of the loft area. Details to be confirmed.



## Road Map



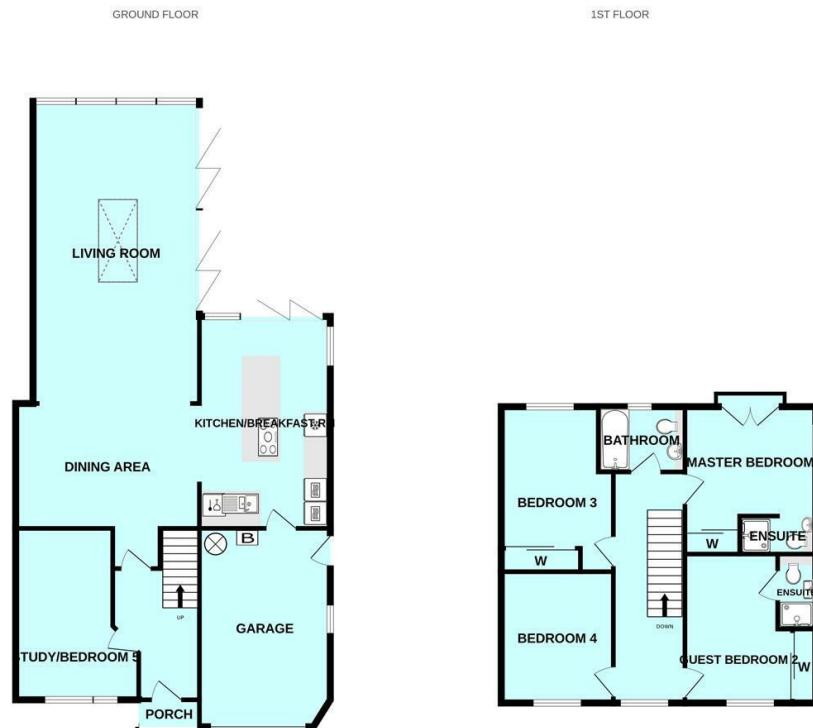
## Hybrid Map



## Terrain Map



## Floor Plan

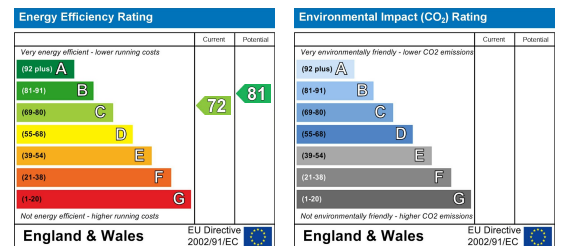


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## Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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