



## 8 Orchard Road

Brixton, Plymouth, PL8 2FE

£474,950



Superb detached family home in this lovely location within the South Hams village of Brixton. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge, study, large open-plan kitchen/dining/family room running the full-width of the property & a separate utility room. On the first floor a landing provides access to 4 double bedrooms, family shower room & master ensuite shower room. Externally there is a drive & garage to the front & to the rear there is a south-westerly landscaped rear garden with a garden room. Double-glazing & central heating.





## ORCHARD ROAD, BRIXTON, PL8 2FE

### ACCOMMODATION

Front door opening into the hallway.

#### ENTRANCE HALL 11'1 x 8'7 (3.38m x 2.62m)

Recessed cloak cupboard with shelving. Tiled floor. Providing access to the ground floor accommodation. Staircase ascending to the first floor.

#### LOUNGE 16'5 x 12'1 (5.00m x 3.68m)

Window with fitted blind to the front elevation.

#### KITCHEN/DINING/FAMILY ROOM 27'8 x 16' max width & into bay (8.43m x 4.88m max width & into bay)

A superb open-plan room running the full-width of the property and providing ample space for seating and dining. Walk-in bay window with French doors opening onto the garden. 2 further windows to the rear elevation. The kitchen area is fitted with a range of matching cabinets with polished silestone-style work surfaces. Inset stainless-steel one-&-a-half bowl sink with a work-top mounted mixer tap. Built-in oven with a 6-burner gas stainless-steel gas hob with a splash-back and cooker hood above. Integral fridge and freezer. Integral dishwasher. Under-stairs storage cupboard. Access through to the utility room.

#### UTILITY ROOM 5'4 x 5'4 (1.63m x 1.63m)

Matching cabinets and work surface. Wall-mounted Ideal gas boiler. Space for 2 free-standing appliances beneath the work surface. Doorway to the side elevation leading to outside.

#### STUDY 7'1 x 6'1 (2.16m x 1.85m)

Window with fitted blind to the front elevation.

#### DOWNSTAIRS CLOAKROOM/WC

Comprising a corner-style pedestal basin with a splash-back and wc.

#### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Double-width airing cupboard with slatted shelving and housing the hot water cylinder.

#### BEDROOM ONE 12'9 x 11'8 (3.89m x 3.56m)

A dual aspect room with windows with fitted blinds to the front and side elevations. Built-in wardrobe. Doorway opening into the ensuite shower room.

#### ENSUITE SHOWER ROOM 7'5 x 4'7 (2.26m x 1.40m)

Comprising a double-sized tiled shower cubicle with sliding glass doors and fitted shower system, pedestal basin and wc with a matching tiled surround. Chrome towel rail/radiator. Mirrored bathroom cabinet.

#### BEDROOM TWO 14'2 to wardrobe rear x 12'4 max width (4.32m to wardrobe rear x 3.76m max width)

Window with fitted blind to the front elevation. Built-in wardrobes. Additional built-in over-stairs cupboard.

#### BEDROOM THREE 11' x 10'3 (3.35m x 3.12m)

Window with fitted blind to the rear elevation.

#### BEDROOM FOUR 10'3 x 9'8 (3.12m x 2.95m)

Window with fitted blind to the rear elevation.

#### FAMILY SHOWER ROOM 6'10 x 5'6 (2.08m x 1.68m)

Comprising a double-sized enclosed shower with glass enclosure, wall-mounted basin with drawer storage and wc with a concealed cistern and push-button flush. Feature chrome wall-mounted towel rail/radiator. Mirror with integral LED lighting. Tiled walls. Tiled floor. Obscured window to the rear elevation.

#### GARAGE 18'10 x 10'3 (5.74m x 3.12m)

Up-&-over style door to the front elevation. Power and lighting.

#### GARDEN ROOM 9'4 x 8'2 (2.84m x 2.49m)

Access door. Window. Power and lighting.

### OUTSIDE

A driveway precedes the garage and provides off-road parking. To the front there is an area laid to paving and artificial grass. A pathway leads between the garage and the house accessing the rear garden. The rear garden, which has been landscaped, enjoys a south-westerly aspect and has a large patio area laid adjacent to the rear of the property. Beyond the patio, the garden is laid to artificial grass and raised planters which have an integral watering system. Remote controlled outside lighting.

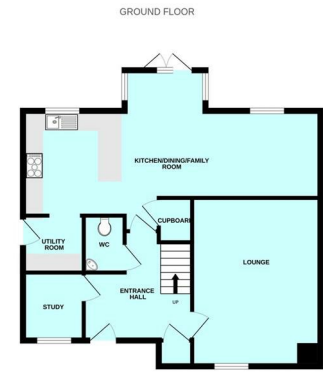
### COUNCIL TAX

South Hams District Council  
Council tax band E

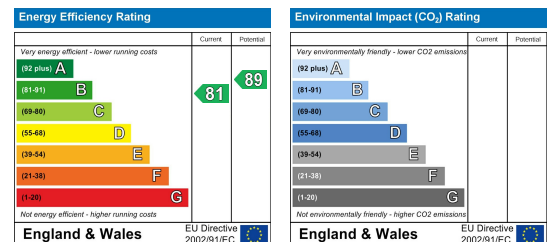
## Area Map



## Floor Plans



## Energy Efficiency Graph



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