



27 The Old Wharf

Oreston, Plymouth, PL9 7NP

£499,950



Beautifully-presented & stunningly situated property close to the waterside of Hooe Lake with fabulous views & level landscaped garden. The accommodation briefly comprises an entrance hall, lounge, extended sun lounge/dining room, fitted kitchen, downstairs study/optional 5th bedroom, downstairs wc & integral access to the garage, 4 first floor bedrooms, family shower room & ensuite bathroom. Fitted flooring throughout. Parking to the front. Balcony. Double-glazing & central heating.



THE OLD WHARF, ORESTON, PL9 7NP

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 19'2 x 5'9 max dimensions incl stairs (5.84m x 1.75m max dimensions incl stairs)

Windows with fitted blinds to the front and side elevations. Staircase with a hard wood and glass balustrade ascending to the first floor. Access to the ground floor accommodation.

LOUNGE 15'7 x 10'10 (4.75m x 3.30m)

Contemporary glass-enclosed gas fire. TV cabinet, bracket and wall-mounted cabinet above. Fitted flooring. Window to the rear elevation. Additional oriel window with fitted shutters to the side elevation. Double doors opening into the sun lounge.

SUN LOUNGE/DINING ROOM 13'5 x 10'7 (4.09m x 3.23m)

A superb room with lovely views over the garden towards Hooe Lake. Feature vaulted ceiling with skylights. Fitted shutters. Doors leading to outside.

KITCHEN 12'11 x 7'9 (3.94m x 2.36m)

Fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and splash-backs. Inset one-&-a-half bowl single drainer sink. Built-in Bosch double oven. Separate inset Bosch stainless-steel 4-burner gas hob with a splash-back and cooker hood above. Integral fridge and dishwasher. Matching dresser with glazed cupboards. Larder cupboard with shelving. Window to the rear elevation with views over the garden towards the lake.

STUDY/OPTIONAL FIFTH BEDROOM 9'8 x 8' (2.95m x 2.44m)

Window with fitted shutters to the front elevation.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and basin with a cupboard beneath. Tiled walls.

FIRST FLOOR LANDING 9'1 x 4'11 (2.77m x 1.50m)

Providing access to the first floor accommodation. Loft hatch with a pull-down loft ladder and boarding.

BEDROOM ONE 11'8 x 11' (3.56m x 3.35m)

French doors with fitted shutters to the front elevation opening onto a balcony providing nice views. Large built-in wardrobe. Doorway opening into the ensuite bathroom.

ENSUITE BATHROOM 5'9 x 4'11 (1.75m x 1.50m)

Comprising a bath with a built-in shower system over plus a mixer tap rinsing shower and a glass screen, square basin with a cabinet beneath and wc. Wall-mounted chrome towel rail/radiator. Fully-tiled walls. Obscured window with a fitted shutter to the front elevation.

BEDROOM TWO 13'9 x 9'7 (4.19m x 2.92m)

Window with fitted shutters to the front elevation. Built-in over-stairs airing cupboard with slatted shelving.

BEDROOM THREE 11'1 x 8' (3.38m x 2.44m)

Window with fitted blinds to the rear elevation with lovely views over the garden and Hooe Lake.

BEDROOM FOUR 9' x 8'7 (2.74m x 2.62m)

Wall-mounted over-head shelf. Window with fitted blinds to the rear elevation providing lovely views over the garden and Hooe Lake

FAMILY SHOWER ROOM 6'11 x 5'10 (2.11m x 1.78m)

Comprising a large walk-in shower with a fixed glass screen, basin set into a cabinet providing storage and wc with a concealed cistern and a push-button flush. Wall-mounted mirror. Chrome towel rail/radiator. Fully-tiled walls. Obscured window to the rear elevation.

GARAGE 18'6 x 9' (5.64m x 2.74m)

Remote roller door to the front elevation. Integral access to the property. Utility area to the rear incorporating a work surface with space beneath for a washing machine. Space for tumble dryer. Space for further free-standing appliances. Wall-mounted Vaillant gas boiler. Power and lighting.

OUTSIDE

To the front a brick-paved driveway runs the full-width of the property providing off-road parking. A pathway runs alongside the house. The rear garden has been hard landscaped with brick paving for ease of maintenance. The garden is enclosed by masonry walling.

COUNCIL TAX

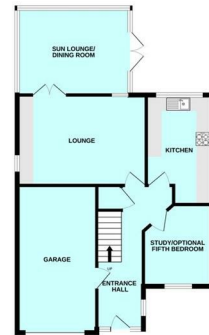
Plymouth City Council
Council tax band E

Area Map



Floor Plans

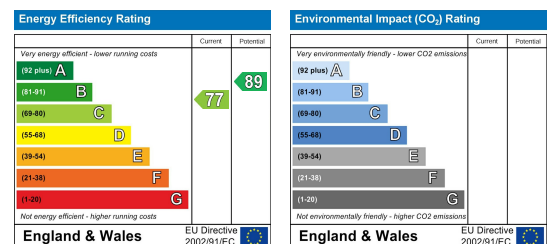
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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