



22 Berry Park Road

Plymstock, Plymouth, PL9 9AG

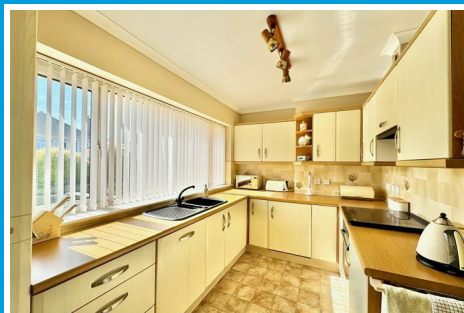
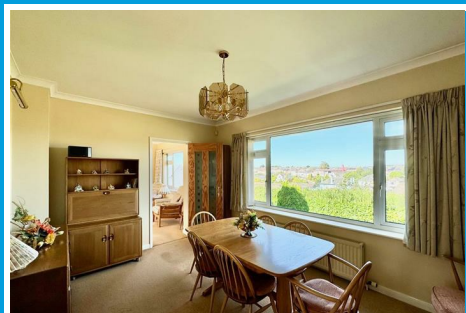
£525,000



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BERRY PARK ROAD, PLYMSTOCK, PL9 9AG

ACCOMMODATION

ENTRANCE PORCH

Glazed door opening into the hallway.

HALLWAY

16'5 x 6'8 (5.00m x 2.03m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Walk-in cupboard fitted with shelving and hanging rail. Canadian maple floor.

LOUNGE

19'2 x 12' (5.84m x 3.66m)

Dual aspect with windows with fitted blinds to the front and rear elevations. Lovely views. Fireplace with a 'Living Flame' style gas fire. Doorway opening into the dining room.

DINING ROOM

14'11 x 10'4 (4.55m x 3.15m)

Window with fitted blinds to the rear elevation with lovely views. Doorway opening into the kitchen.

KITCHEN

14'7 x 7'11 (4.45m x 2.41m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Built-in oven and hob. Inset one-&-a-half bowl single drainer sink unit. Integral fridge and freezer. Integral dishwasher. Pull-out larder storage. Window with fitted blind to the front elevation. Access to the double garage.

DOWNSTAIRS CLOAKROOM/WC

Superbly-fitted comprising a wc with a concealed cistern and push-button flush and a square basin with a cabinet beneath. Chrome towel rail/radiator. Partly-tiled walls. Obscured window to the rear elevation.

FIRST FLOOR LANDING & HALF LANDING

Obscured window to the rear elevation. Loft hatch. Canadian maple floor. Doors providing access to the accommodation.

BEDROOM ONE

12'4 x 11'7 to wardrobe rear (3.76m x 3.53m to wardrobe rear)

A dual aspect double bedroom with fabulous views. Built-in wardrobe

with sliding mirrored doors. Built-in cupboards and drawer units and matching bedside cabinets. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

10'6 x 5' at widest point (3.20m x 1.52m at widest point)

Comprising an enclosed shower with waterproof panelling to the walls and a built-in shower system, basin with storage beneath and wc with a concealed cistern and push-button flush. Chrome towel rail/radiator. Built-in cabinets including an airing cupboard. Tiled walls. Obscured window with a fitted blind to the front elevation.

FAMILY BATHROOM

6'8 x 5'5 (2.03m x 1.65m)

Comprising a bath with a mixer tap shower over, pedestal basin and wc. Chrome towel rail/radiator. Fully-tiled walls. Obscured window with fitted blind to the front elevation.

RECEPTION LANDING

12'1 x 9'5 (3.68m x 2.87m)

A pleasant room providing a nice seating/reading area. Window with fitted blind to the front elevation providing views towards Burrow Hill. Additional loft hatch. Doors providing access to the remaining bedrooms.

BEDROOM TWO

13'8 to wardrobe rear x 8'3 (4.17m to wardrobe rear x 2.51m)

Window with a fitted blind to the front elevation. Wardrobe with sliding mirrored doors.

BEDROOM THREE

14'10 x 6'5 (4.52m x 1.96m)

Window to the rear elevation with lovely views.

BEDROOM FOUR

12'1 to wardrobe rear x 5'2 (3.68m to wardrobe rear x 1.57m)

Window to the rear elevation with lovely views. Built-in wardrobe with mirrored doors.

ANNEXE

ACCOMMODATION

Front door opening into the hallway.

HALLWAY

6'6 x 5'10 (1.98m x 1.78m)

Built-in cupboards with mirrored doors. Doors providing access to the accommodation.

LIVING ROOM/KITCHEN

19'1 x 12'3 (5.82m x 3.73m)

An open-plan dual aspect room with windows with fitted blinds to the front and rear elevations with lovely views. Ample space for dining and seating. Breakfast bar. Matching kitchen cabinets with rolled-edge work surfaces and tiled splash-backs. Built-in oven. 4-burner gas hob with a cooker hood above. Inset one-&-a-half bowl single drainer sink unit. Space for fridge and freezer.

BEDROOM

14'3 x 10'6 (4.34m x 3.20m)

2 windows to the rear elevation with views. Doorway opening into the bathroom.

BATHROOM

8'1 x 6'5 (2.46m x 1.96m)

Comprising a bath, separate tiled shower fitted with a Mira Excel shower system, wc and pedestal basin. Chrome towel rail/radiator. Wall-mounted mirror. Obscured window to the front elevation.

DOUBLE GARAGE

19'8 x 14'11 (5.99m x 4.55m)

Remote up-&-over double door to the front elevation. 2 windows to the rear. Power and lighting. Tap.

WORKSHOP

15'1 x 10'1 (4.60m x 3.07m)

Power and lighting. Sub-floor access.

UTILITY ROOM

12'4 x 12' (3.76m x 3.66m)

Work surface. Stainless-steel sink unit with a cupboard beneath. Space and plumbing for washing machine. Power and lighting. Built-in cupboard with shelving. Wall-mounted Vaillant gas boiler. Doorway leading to the lower lobby. Sub-floor access.

LOWER LOBBY

8'9 x 6'6 (2.67m x 1.98m)

Timber steps leading to a trapped door providing access to the property. Sub-floor access.

OFFICE

11'11 x 11'10 (3.63m x 3.61m)

Obscured window. Power and lighting. Sub-floor access.

OUTSIDE

To the front of the property there are twin driveways providing access and plentiful off-road parking. There is also a small area laid to lawn and mature shrubs. Gated pathways lead around both side elevations of the property to the rear. The rear garden is laid to lawn together with mature shrubs and hedging. There is a timber summer house, integral garden tool store to the rear of the property and a small patio with a rotary washing line.

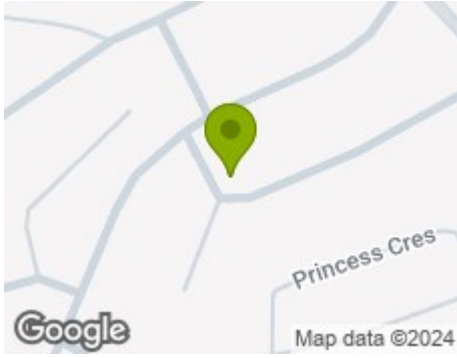
COUNCIL TAX

Plymouth City Council

Council tax band E



Road Map



Hybrid Map



Terrain Map



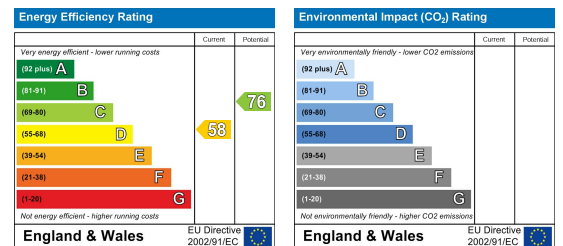
Floor Plan



Viewing

Please contact our Plymstock 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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