



## 28 Great Churchway

Plymstock, Plymouth, PL9 8LB

£600,000

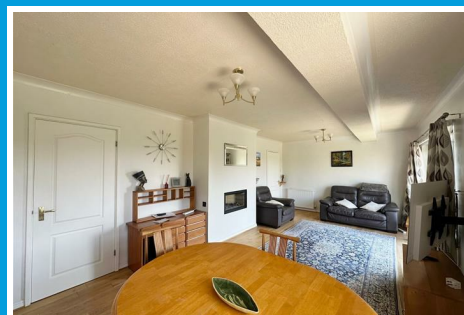
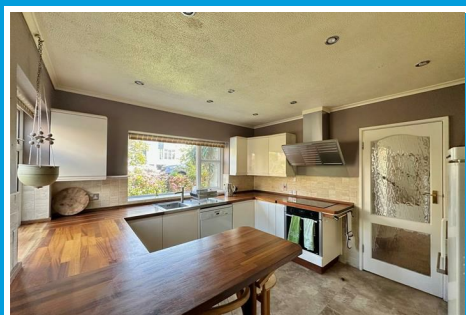
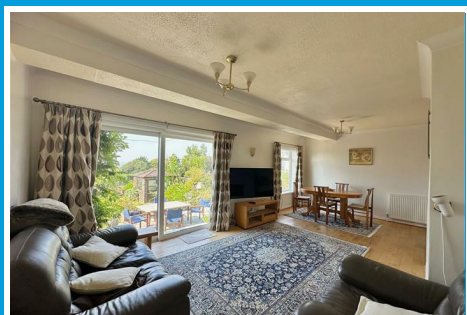




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## GREAT CHURCHWAY, PLYMSTOCK, PL9 8LB

### ACCOMMODATION

Front door opening into the entrance porch.

### ENTRANCE PORCH

10'1 x 4'7 (3.07m x 1.40m)

Window to the front elevation. Feature circular stained glass window. Doorway opening into the hallway.

### HALLWAY

13'9 x 11'11 (4.19m x 3.63m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs storage cupboard.

### LOUNGE

21'1 x 12' (6.43m x 3.66m)

Chimney breast with inset glass-fronted fireplace. Oak flooring. Window to the rear elevation. Sliding double-glazed doors. Fantastic views over the garden towards Plymouth Sound.

### DINING ROOM

13'1 x 12' (3.99m x 3.66m)

Window to the rear elevation with views.

### KITCHEN/BREAKFAST ROOM

11'10 x 11'1 (3.61m x 3.38m)

Featuring a range of kitchen cabinets with matching fascias contrasted by hard wood work surfaces including a breakfast bar. Built-in oven, hob and cooker hood. Warming drawer. Stainless-steel single drainer sink unit. Space for dishwasher. Space for free-standing fridge. Dual aspect with windows to the front and side elevations.

### UTILITY ROOM

17'6 x 6'6 (5.33m x 1.98m)

Range of cabinets with work surface. Stainless-steel one-&-a-half bowl single drainer sink unit. Space and plumbing for washing machine. Space for further free-standing fridge or freezer. Doors at either end leading to outside. Windows to the rear and side elevations.

### GROUND FLOOR 4TH BEDROOM

11'11 x 7'10 (3.63m x 2.39m)

Window to the front elevation.

### DOWNSTAIRS CLOAKROOM/WC

8' x 3'2 (2.44m x 0.97m)

Fitted with a wc and a large basin with a cupboard beneath. Additional wall-mounted cupboard. Tiled surround. Obscured window to the front elevation.

### FIRST FLOOR LANDING

18' x 11'3 (5.49m x 3.43m)

Providing access to the first floor accommodation. Reading/study area with built-in cupboards. Further built-in cupboard housing the gas boiler.

### BEDROOM ONE

20'9 x 11'1 (6.32m x 3.38m)

Dual aspect with windows to the front and rear elevations. Fabulous views from the rear. Built-in wardrobes and cupboards. Built-in drawer units and dressing table.

### BEDROOM TWO

13'7 x 9'9 (4.14m x 2.97m)

Window to the rear elevation with fabulous views. Recessed wardrobe.

### BEDROOM THREE

10'7 x 11'7 to wardrobe rear (3.23m x 3.53m to wardrobe rear)

Window to the front elevation. Built-in wardrobe.

### BATHROOM

8'6 x 7'5 max dimensions (2.59m x 2.26m max dimensions)

Comprising a bath, separate shower with waterproof panelling, wc and wall-mounted basin. Chrome towel rail/radiator. Wall-mounted cupboard. Partly-tiled walls. Obscured window to the rear elevation.

### WORKSHOP

13'1 x 11'11 (3.99m x 3.63m)

Situated beneath the property. Work bench with vice. Wash hand basin with a tiled splash-back. Power and lighting. Window to the front elevation.

### GARAGE

16'5 x 8'5 (5.00m x 2.57m)

Up-&-over remote door to the front elevation. Electric meter and fuse box. Tap. Rear access door. Window to the rear elevation.

### SUMMERHOUSE

10'4 x 9'3 (3.15m x 2.82m)

A detached building situated within the rear garden. Power and lighting. Windows to 3 elevations. Doorway.

### OUTSIDE

A driveway provides off-road parking and access to the garage. There is a second off-road parking space for a small car. The front garden is laid to lawn and bordered by shrubs. The rear garden has an area laid to lawn together with a paved terrace adjacent to the property taking advantage of the fabulous views. Within the rear garden there is a summerhouse, mature planting, barbecue store, greenhouse and a shed. From the rear garden there is access to the workshop and garage.

### COUNCIL TAX

Plymouth City Council

Council tax band F

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



## Road Map



## Hybrid Map

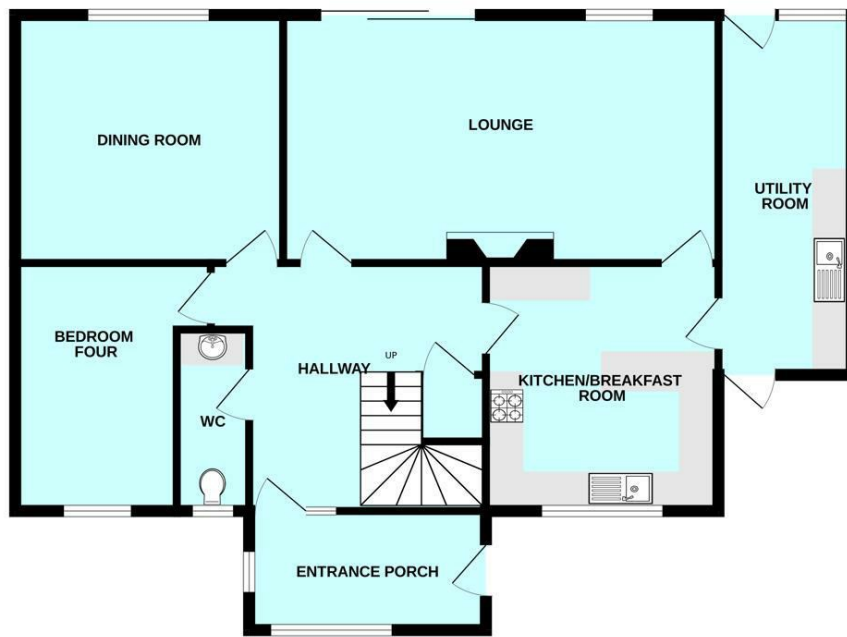


## Terrain Map



## Floor Plan

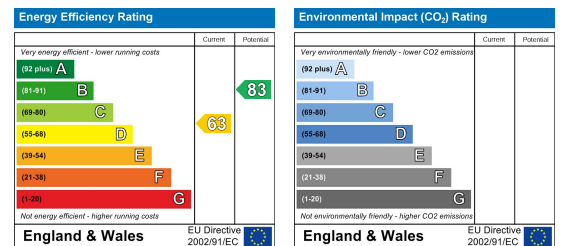
### GROUND FLOOR



## 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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