



16 Dean Park Road

Plymstock, Plymouth, PL9 7NZ

£399,950



Older-style extended semi-detached property in a popular central Plymstock location, with accommodation including lounge & impressive kitchen/dining area leading to a snug/family area, separate utility & downstairs wc together with 4 good-sized bedrooms & family bathroom. Outside there is off-road parking for a number of vehicles & an attractive, enclosed rear garden with a garden store (which was the former garage).



DEAN PARK ROAD, PLYMSTOCK, PLYMOUTH PL9 7NZ

ACCOMMODATION

Part double-glazed door leading into the entrance porch.

ENTRANCE PORCH

Obscured double-glazed windows to three elevations. Part double-glazed wooden door leading into the entrance hall.

ENTRANCE HALL 27'1" x 5'8" @ widest points (8.28 x 1.75 @ widest points)

Stairs rising to the first floor accommodation with storage cupboard beneath. Wood-effect laminate floor which extends into the lounge and kitchen/dining room.

DOWNSTAIRS WC 6'5" x 2'6" (1.98 x 0.77)

Fitted with a white, modern suite including a low-level toilet and sink unit with mixer tap and storage cupboard beneath. Obscured double-glazed window to the side.

UTILITY 6'0" x 2'5" (1.83 x 0.76)

Double-glazed window to the side. Wall-mounted gas boiler. Space and plumbing for a washing machine. Space for a tumble dryer.

LOUNGE 13'0" x 14'8" @ widest points (3.97 x 4.48 @ widest points)

Measurement is at its widest points and including measurements into the bay and alcove. Marble fireplace and hearth with inset electric fire. Double-glazed bay window to the front elevation with lovely outlook over rooftops towards Radford Park and distant views to Staddon Heights. Continuation of the wooden, laminate floor. Coved ceiling with dado rail. Radiator.

KITCHEN/DINING ROOM 19'0" x 8'9" inc units (5.81 x 2.69 inc units)

Fitted with a matching range of contemporary eye-level and base units incorporating wood-effect laminate work surfaces and inset single-drainer single-bowl stainless-steel sink unit with mixer tap. Breakfast bar. Integrated dishwasher, fridge and freezer. Free-standing gas range cooker with double-sized extractor hood over. Inset ceiling spotlighting. Feature mood lighting on the kicker boards. Double-glazed window to the rear elevation. Double doors providing a pleasant outlook and access from the dining area into the garden. PLEASE NOTE: the free-standing gas range cooker will be included in the sale price of the property. Opening leading into the snug/family area.

SNUG/FAMILY AREA 13'1" x 11'5" (4 x 3.50)

Providing a lovely, private sitting area. Continuation of the wood-effect laminate floor. Radiator.

FIRST FLOOR LANDING

Loft hatch. Double-glazed window to the side elevation. Spacious open area leading to the bedroom accommodation.

BEDROOM ONE 13'1" x 11'6" (4.0 x 3.51)

Radiator. Double-glazed window to the front. Lovely, open outlook providing a panoramic view across towards Radford Park with distant views of Staddon Heights and glimpses of Hooe Lake.

BEDROOM TWO 13'1" x 9'0" (3.99 x 2.76)

Laminated floor. Double-glazed window to the rear. Radiator.

BEDROOM THREE 14'3" x 9'2" (4.35 x 2.81)

Wood-effect laminate floor. Radiator. Double-glazed window to the rear overlooking the rear garden.

BEDROOM FOUR 7'3" x 6'11" (2.21 x 2.12)

Laminated floor. Double-glazed window to the front.

FAMILY BATHROOM 11'7" x 5'11" (3.54 x 1.81)

Fitted with a modern suite comprising a tiled corner shower with rainfall shower and spray attachment, tiled jacuzzi bath with mixer tap, sink unit with mixer tap and storage beneath and low-level toilet. Obscured double-glazed window to the side. Vertical towel rail/radiator.

OUTSIDE

To the front of the property there is an area providing off-road parking with a path leading down the side, where there are raised planters, to the rear. The rear garden is enclosed by timber fencing and block walling, including a private, paved patio sitting area adjacent to the rear of the property with a central step and path leading through the garden. Either side of the path is a lawned area with planted flowerbeds. In one corner of the garden is the garden store which is the former garage and which could be reverted back by re-installing a new garage door. Adjacent to this is a further paved sitting area. Pedestrian gate to the rear leading to the service lane, in turn leading to Radford Park Road.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

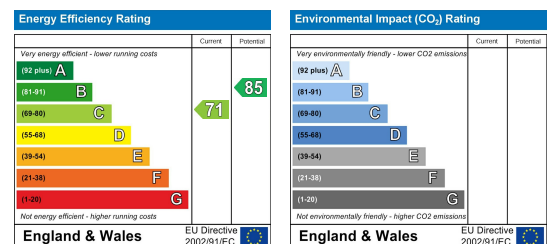
Area Map



Floor Plans



Energy Efficiency Graph



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