



## 26 Dunstone Road

Plymstock, Plymouth, PL9 8RQ

£695,000





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## DUNSTONE ROAD, PLYMSTOCK, PL9 8RQ

### ACCOMMODATION

Front door opening into the porch.

### ENTRANCE PORCH

Windows to 2 elevations. Doorway opening into the hallway.

### HALLWAY

14'11 x 6'8 (4.55m x 2.03m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs storage cupboards fitted with hanging rails and housing the consumer unit and electric meter.

### LOUNGE

15' x 14' (4.57m x 4.27m)

Window to the front elevation. Superb open fireplace with a timber surround, cast inset, tiles and slate hearth. Feature exposed floorboards. Picture rail.

### DINING ROOM

13'10 x 12' (4.22m x 3.66m)

Window to the front elevation. Chimney breast with cast fireplace and slate hearth. Feature exposed floorboards. Picture rail.

### FAMILY ROOM

16' x 13'5 (4.88m x 4.09m)

A useful reception room next to the kitchen/diner. Fireplace with a timber surround, marble inset and hearth and a fitted gas fire. Picture rail. French doors to the rear elevation overlooking the garden and leading to outside.

### OPEN-PLAN KITCHEN/DINER

18'6 x 16'7 (5.64m x 5.05m)

A spacious room with ample space for dining table and chairs. Range of matching cabinets complemented by

polished stone work surfaces with matching splash-backs. Built-in NEFF double oven and grill. Inset NEFF induction hob with a NEFF cooker hood above. Built-in NEFF microwave. Integral fridge and freezer. Additional fridge. Free-standing Miele dishwasher. Free-standing Miele washing machine. Wall-mounted gas boiler concealed by a matching cabinet. 3 plinth heaters. Free-standing pine dresser. Table with 8 chairs, included within the sale. Inset ceiling spotlights. Dual aspect with windows to the rear and side elevations. French doors and an additional glazed door leading to outside.

### DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and wall-mounted basin with a tiled splash-back.

### FIRST FLOOR SPLIT-LEVEL LANDING

Providing access to the first floor accommodation. Built-in cupboard with shelving.

### BEDROOM ONE

16' x 13'6 max dimensions (4.88m x 4.11m max dimensions)

Built-in wardrobe. Window to the rear elevation overlooking the garden.

### ENSUITE SHOWER ROOM

7'3 x 6'7 (2.21m x 2.01m)

Comprising a walk-in shower with glass screen and curved sliding glass door, contemporary wall-mounted basin with storage and wc. Illuminated wall-mounted mirror over the basin. Shaver point. Chrome towel rail/radiator. Fully-tiled walls. Tiled floor. Electric under-floor heating, Inset ceiling spotlights. Obscured window to the side elevation.

### BEDROOM TWO

13'11 to wardrobe rear x 12' (4.24m to wardrobe rear x 3.66m)

Window to the front elevation with lovely views. 3 built-in wardrobes.

### BEDROOM THREE

13'10 x 11'11 (4.22m x 3.63m)

Window to the front elevation with lovely views. Chimney breast with a built-in cabinet to one side. Single beds/bunk bed, pine wardrobe and bedside cabinet, included within the sale.

### BEDROOM FOUR

14'6 x 11'2 (4.42m x 3.40m)

Currently used as a study. Built-in cupboard. Chest of drawers and free-standing shelved cupboard, included with the sale. Window to the rear elevation overlooking the garden.

### BEDROOM FIVE

9'9 x 6'6 (2.97m x 1.98m)

Triple aspect with views towards Plymouth City Centre and Staddon Heights.

### FAMILY BATHROOM

9'8 x 6'10 (2.95m x 2.08m)

Comprising a bath with centrally-positioned mixer tap, tiled area surround, Mira Sport shower system over and a glass screen, pedestal basin and wc. Towel rail/radiator. Additional radiator. Access hatch to roof space. Partly-tiled walls. Dual aspect with obscured windows to the side and rear elevations.

### DOUBLE GARAGE

18'10 x 18' (5.74m x 5.49m)

A detached double garage. Pitched roof providing over-head storage. Remote double door to the front elevation. Power and lighting. 2 free-standing chest freezers, included in the sale. Built-in storage across the rear elevation. Shelving. Window to the side elevation. Side access door.

### OUTSIDE

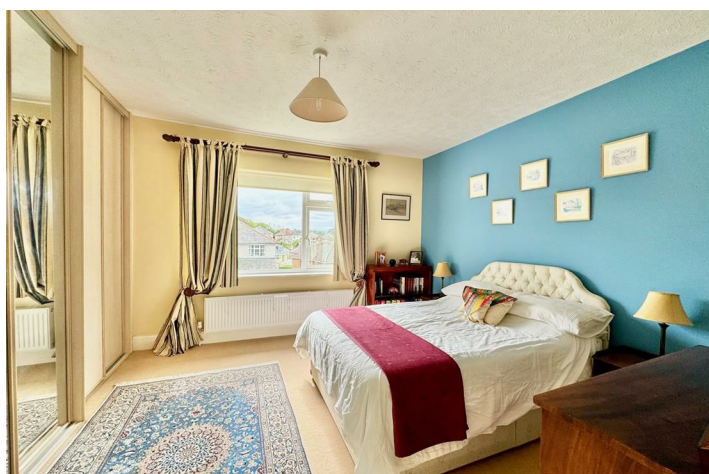
The house is approached via a tarmac driveway providing off-road parking to the front. The driveway continues alongside to a further parking area and accessing the garage. The front garden is laid to lawn and is enclosed by mature hedging. The rear garden is also laid to lawn together with shrub beds and paved patio areas laid adjacent to the rear of the property. There is a masonry log store, brick-built barbecue, greenhouse, masonry shed with power and lighting and a further paved patio area adjacent to shed. The garden is enclosed by hedging and fencing.

### 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



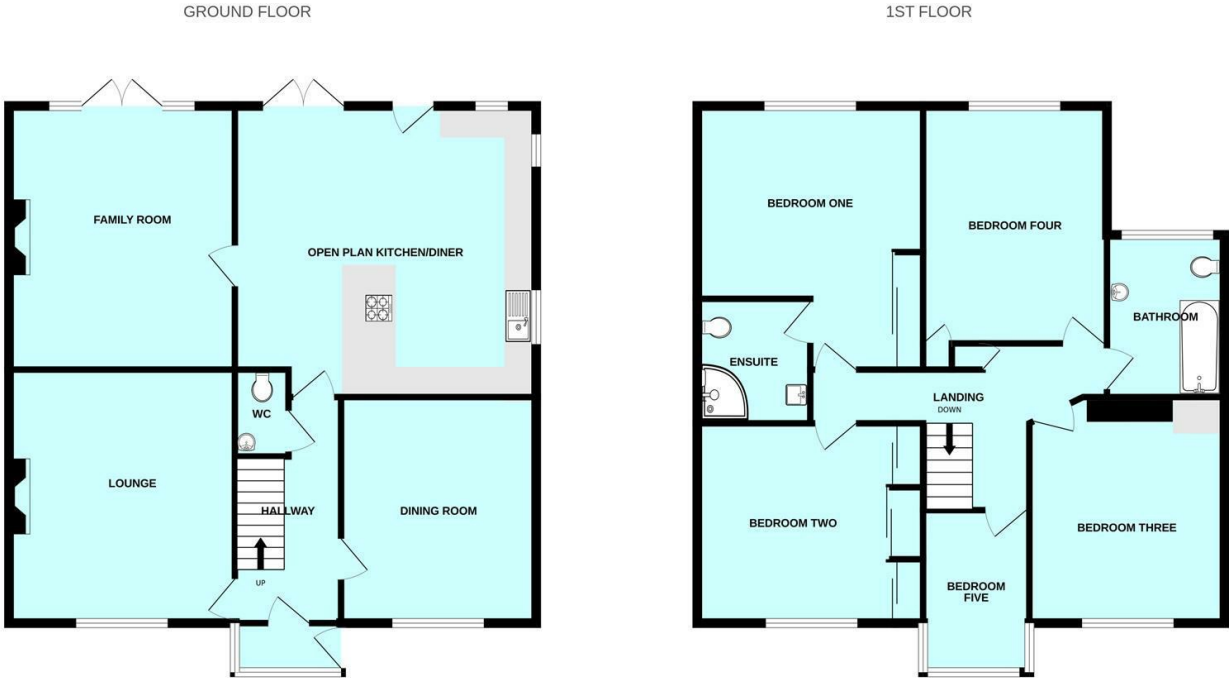
Hybrid Map



Terrain Map



Floor Plan

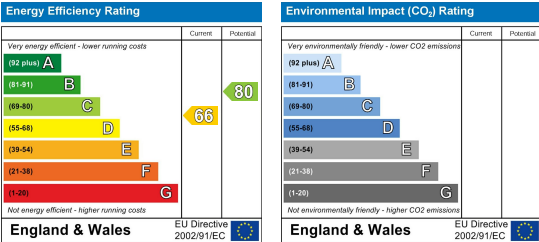


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Viewing

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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