



## 10 The Grove

Plymstock, Plymouth, PL9 7DY

£340,000



A beautifully-presented & appointed extended detached bungalow located in a cul-de-sac within central Plymstock. The accommodation briefly comprises a lounge with a separate dining area with doors leading out onto a rear balcony, modern fitted kitchen, 3 double bedrooms & modern 4-piece bathroom. Attractive enclosed garden & garage. Double-glazing & gas central heating. No onward chain.





THE GROVE, PLYMSTOCK, PL9 7DY

ACCOMMODATION

Access to the property is gained via the uPVC entrance door leading into the entrance hall.

ENTRANCE HALL

Providing access to the accommodation. Built-in storage cupboard. Loft hatch. Wood-effect laminate flooring.

INNER HALLWAY

LOUNGE AREA 13'5" x 9'10" (4.09 x 3.01)

2 windows to the side elevation. Opening leading into a lovely dining area.

DINING AREA 12'11" x 5'11" (3.94 x 1.81)

Full-length double-glazed windows and double doors providing a lovely outlook and access onto the rear balcony and garden.

KITCHEN 13'4" x 7'10" incl kitchen units (4.08m x 2.40m incl kitchen units)

Series of contemporary matching eye-level and base units with rolled-edge work surfaces. Inset single drainer single bowl sink unit with mixer tap. Space for an electric cooker. Stainless-steel splash-back with an extractor hood above. Space and plumbing for washing machine. Space for a fridge-freezer. Double-glazed window to the rear elevation overlooking the garden. Double-glazed door leading out to the rear balcony and providing access to the garden.

BEDROOM ONE 11'10" x 9'10" (3.62m x 3.01m)

Double-glazed windows to both the front and side elevations.

BEDROOM TWO 11'10" x 9'10" (3.61m x 3.00m)

Double-glazed windows to both the front and side elevations.

BEDROOM THREE 10'3" x 9'10" (3.13m x 3.02m)

Double-glazed window to the side elevation.

BATHROOM 10'2" x 6'1" at widest points (3.12m x 1.86m at widest points)

A lovely modern contemporary suite with a walk-in shower cubicle with sliding shower screen doors and a shower unit with a spray attachment, panel bath with mixer tap, sink unit with useful vanity cupboard beneath and low level toilet. Vertical towel rail/radiator. Inset ceiling spotlights. Obscured double-glazed window to the side elevation.

DETACHED GARAGE 18'9" x 8'9" (5.72m x 2.69m)

Up-&-over door to the front elevation. Courtesy door to the side elevation.

OUTSIDE

To the front of the property there is a walled enclosed gravelled and planted front garden area. There is a small area in front of the garage and a side gate between the property and the garage provides access through to the rear. The rear garden is enclosed by high timbering fencing and offers a westerly aspect. There is a central lawned area together with a gravel area at the bottom of the garden with a raised covered sitting area. There are also raised planters along the back fence which are currently home to mature bamboo bushes. Also set within the garden there are further planted areas with mature bushes and trees together with a gravel area adjacent to the rear of the garage providing a suitable place for a washing line. There is a balcony/elevated terrace to the rear of the property providing a pleasant sitting area overlooking the garden.

COUNCIL TAX

Plymouth City Council  
Council tax band C

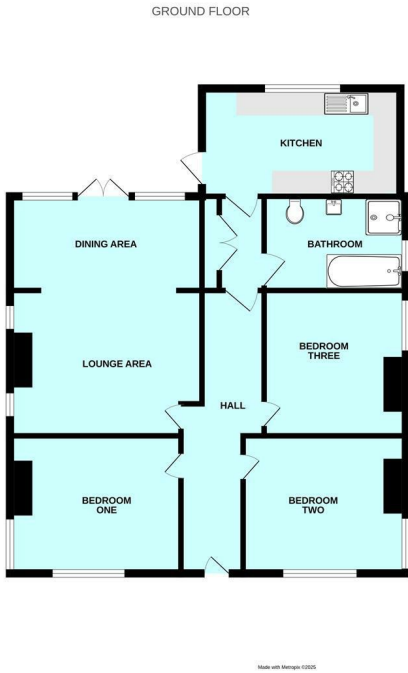
SERVICES

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

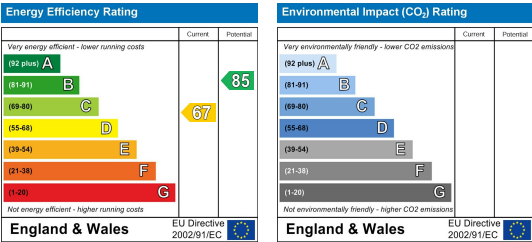
Area Map



Floor Plans



Energy Efficiency Graph



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