



## 4 Dunstone Avenue

Plymstock, Plymouth, PL9 8RH

**£360,000**



Older-style extended semi-detached house situated in a highly desirable location within central Plymstock. The property is being sold with no onward chain & has accommodation briefly comprising an entrance hall, lounge, separate dining room, conservatory, extended kitchen & downstairs wc. On the first floor there are 4 bedrooms & a shower room. Externally there is a garden to the front, driveway, carport, garage & a large westerly-facing rear garden. There are lovely views over Plymstock towards Plymouth Sound.





DUNSTONE AVENUE, PLYMSTOCK, PL9 8RH

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 16'5 x 6'1 (5.00m x 1.85m)

Staircase ascending to the first floor. Under-stairs storage cupboards. Doors providing access to the ground floor accommodation.

LOUNGE 12'11 x 12'3 (3.94m x 3.73m)

Window with fitted blinds to the front elevation. Chimney breast with fireplace incorporating a 'Living Flame' coal-effect gas fire. Sliding glazed doors separate the lounge and dining room.

DINING ROOM 10'11 x 10'6 (3.33m x 3.20m)

Chimney breast with an inset gas 'Living Flame' style fire. Double-glazed French doors opening into the conservatory.

CONSERVATORY 8'11 x 8'2 (2.72m x 2.49m)

Enjoying views over the garden. Windows to 2 elevations. Polycarbonate glazed roof.

EXTENDED KITCHEN 17' x 7'11 max dimensions (5.18m x 2.41m max dimensions)

Range of matching base and wall-mounted cabinets, work surfaces and tiled splash-backs. Built-in oven. Inset 4-burner gas hob. Space for fridge and freezer beneath the work surface. Space and plumbing for washing machine. Wall-mounted Vaillant gas boiler. Window to the rear elevation overlooking the garden and beyond. Doorway opening into a small lobby area.

LOBBY AREA

Obscured window to the side elevation. Providing access to the downstairs cloakroom/wc.

DOWNSTAIRS WC

Fitted with a wc and inset stainless-steel single drainer sink unit. Obscured window to the side elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation.

BEDROOM ONE 13'2 x 11'6 (4.01m x 3.51m)

Window with fitted blind to the front elevation. Built-in wardrobe. Original storage cupboard with shelving.

BEDROOM TWO 12'3 x 11'4 (3.73m x 3.45m)

Window to the rear elevation with fabulous views over the garden towards Plymouth Sound. Original built-in storage cupboard with hanging rail and shelf.

BEDROOM THREE 18'4 x 8'5 (5.59m x 2.57m)

An extended dual aspect bedroom with windows with fitted blinds to the front and rear elevations. Fabulous views from the rear.

BEDROOM FOUR 8'9 x 6'11 (2.67m x 2.11m)

Window to the front elevation.

SHOWER ROOM 6'2 x 5'11 (1.88m x 1.80m)

Comprising an enclosed shower, pedestal basin and wc. Partly-tiled walls. Loft access hatch with a hinged hatch and a pull-down ladder. Obscured window to the side elevation.

GARAGE 15'8 x 8'6 (4.78m x 2.59m)

Up-&-over style door to the front elevation.

OUTSIDE

Alongside the property is a carport and driveway leading to the garage. There is a small front garden setting the property back from the road. To the rear, there is a superb westerly-facing garden with mature planting, shed, greenhouse and patio areas.

COUNCIL TAX

Plymouth City Council  
Council tax band D

SERVICES

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

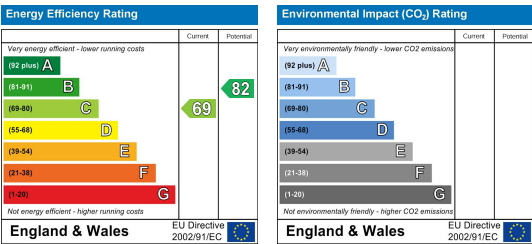
Area Map



Floor Plans



Energy Efficiency Graph



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