



11a Church Road

Plymstock, Plymouth, PL9 9AJ

£599,950



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CHURCH ROAD, PLYMSTOCK, PL9 9AJ

ACCOMMODATION

Front door opening into the entrance hall.

SUMMARY

The Georgian House is a traditional detached property situated in a secluded tucked-away position in central Plymstock. The accommodation briefly comprises an entrance hall, open-plan dual aspect living room, separate study, kitchen, an extended garden room & wc. On the first floor a landing provides access to 4 double bedrooms & family bathroom plus an ensuite bathroom to bedroom one. Other features include a detached double garage & driveway & level gardens offering a high degree of privacy and seclusion. Double-glazing & central heating.

ENTRANCE HALL

17'1 x 6'7 (5.21m x 2.01m)

Exposed floor boards. Staircase ascending to the first floor. Understairs cupboard. Doors providing access to the ground floor accommodation.

LIVING ROOM

24'6 x 11'7 (7.47m x 3.53m)

An open-plan room with a window to the rear elevation. Sliding double-glazed patio doors to the front overlooking the garden. Chimney breast with fireplace incorporating a 'Living Flame' style gas fire with a polished stone inset and hearth. Exposed and polished floor boards.

STUDY

11'8 x 9'2 (3.56m x 2.79m)

Window to the front elevation. Built-in storage cupboard fitted with a hanging rail and shelf. Please note this room could be used as a ground floor fifth bedroom if required.

KITCHEN

11'8 x 11' (3.56m x 3.35m)

Fitted with a range of base and wall-mounted cabinets with matching gloss fascias, work surfaces and tiled splash-backs.

Inset one-&-a-half bowl single drainer sink unit. Space for a range-sized cooker. Space for fridge-freezer. Wall-mounted Worcester gas boiler. Tiled floor. Window to the rear elevation. Door providing access to outside.

UTILITY ROOM

7'4 x 6'7 (2.24m x 2.01m)

A useful room with a tiled floor throughout. Matching cabinet and work surface. Stainless-steel single drainer sink unit. Space and plumbing for washing machine and tumble dryer. Wall-mounted shelving. Window to the rear elevation. External venting for tumble dryer.

GARDEN ROOM

15'11 x 10'3 (4.85m x 3.12m)

A super room which is triple aspect with windows to 2 sides plus French doors with windows over side overlooking and leading to the garden. Feature ceiling lantern.

DOWNSTAIRS CLOAKROOM/WC

7'8 x 3'2 (2.34m x 0.97m)

Fitted with a wc and inset wall-mounted basin with a tiled surround.

FIRST FLOOR LANDING

10'2 x 7'4 incl stairs (3.10m x 2.24m incl stairs)

Recessed airing cupboard with timber slatted shelving and plumbed with a radiator. Exposed and polished floor boards. Doors providing access to the first floor accommodation. Loft access hatch with a fitted loft ladder providing access to the loft which is partly-board and has lighting.

BEDROOM ONE

14'2 x 11'9 (4.32m x 3.58m)

Built-in wardrobe with sliding mirrored doors. Exposed and polished floor boards. Window to the front elevation. Doorway opening into the ensuite bathroom.

ENSUITE BATHROOM

8'1 max x 6'6 (2.46m max x 1.98m)

Comprising a bath with a tiled area surround and a shower

system over with a rail and curtain, pedestal basin and wc. Wall-mounted chrome towel rail/radiator. Partly-tiled walls. Matching tiled floor. Inset ceiling spotlights. Obscured window to the front elevation.

BEDROOM TWO

11'8 x 10'4 (3.56m x 3.15m)

Window to the front elevation. Built-in wardrobe with sliding mirrored doors.

BEDROOM THREE

11'8 x 9'9 (3.56m x 2.97m)

Window to the rear elevation. Built-in wardrobe with hanging rail and shelf. Exposed and polished floor boards.

BEDROOM FOUR

13'5 x 9'8 max dimensions (4.09m x 2.95m max dimensions)

Window to the rear elevation. Built-in wardrobe with sliding mirrored doors. Exposed and polished floor boards.

BATHROOM

8'8 x 5'10 (2.64m x 1.78m)

Comprising a double-ended bath with tiled area surround, centrally-positioned taps and a shower system over with a rail and curtain, pedestal basin and wc. Wall-mounted chrome towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

DETACHED DOUBLE GARAGE

23'3 x 18'8 (7.09m x 5.69m)

2 up-&-over doors to the front elevation. Pitched roof providing over-head storage. Power and lighting. Tap. Recently fitted new consumer unit.

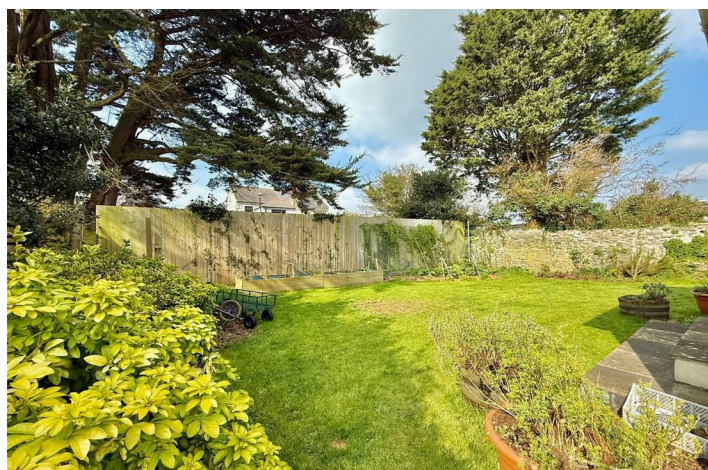
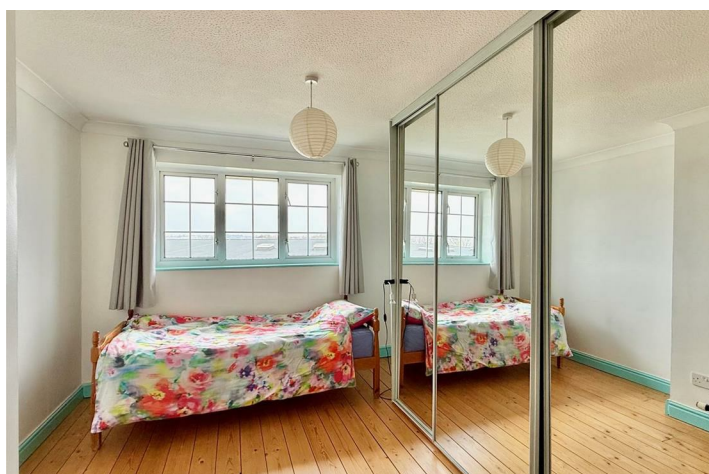
OUTSIDE

A double-width driveway precedes the garage and provides access to the property together with pedestrian access with lighting onto Church Road. There is access around the side of the property into the garden. There are gardens situated along 3 elevations. The front garden enjoys a southerly aspect and is stocked with a variety of shrubs and flowers together with an area laid to lawn and patio. The westerly-facing elevation has a garden laid to lawn with bordering shrubs, raised bed and wall-mounted coach lights on the garden room. To the rear elevation there is a paved patio area, a raised bed and an outside tap.

COUNCIL TAX

Plymouth City Council

Council tax band F



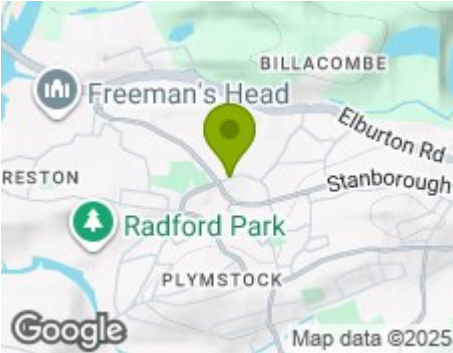
Road Map



Hybrid Map

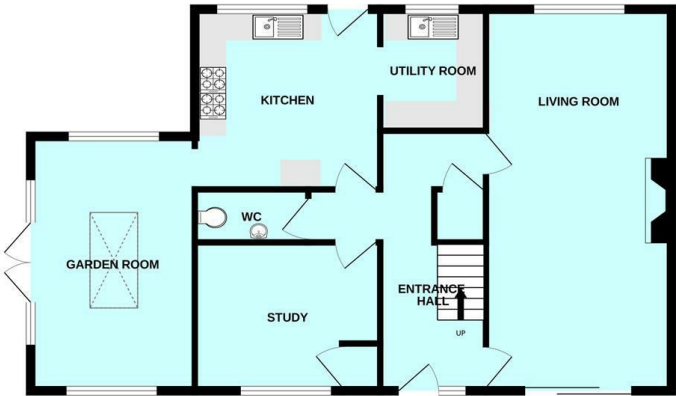


Terrain Map

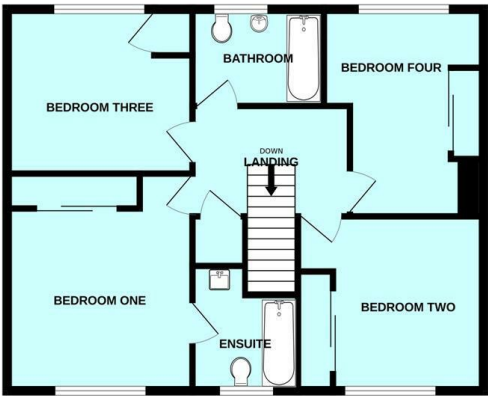


Floor Plan

GROUND FLOOR



1ST FLOOR



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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.

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Energy Efficiency Graph

