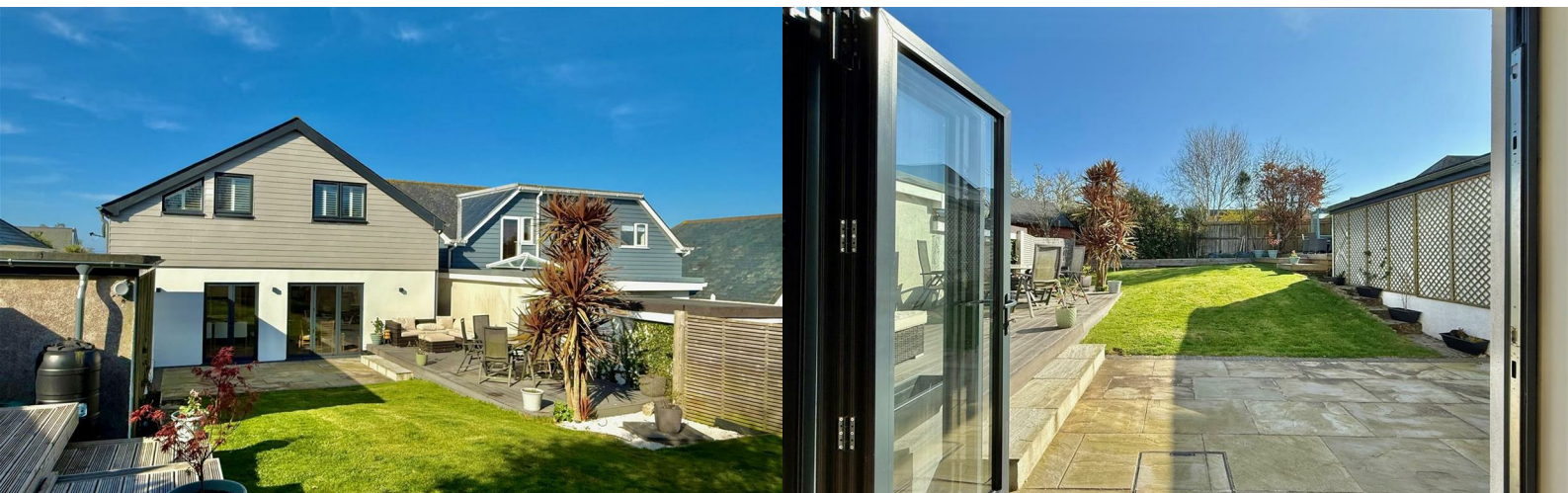




## 14 Cross Park Road

Wembury, Plymouth, PL9 0EU

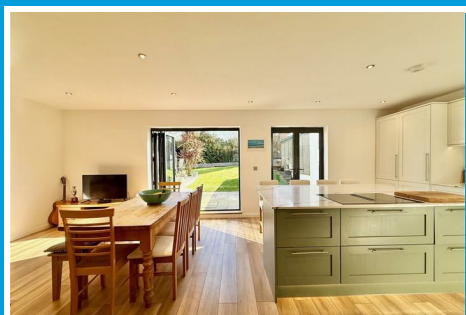
£675,000



# 14 Cross Park Road

Wembury, Plymouth, PL9 0EU

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## CROSS PARK ROAD, WEMBURY, PL9 0EU

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL

18'3 x 10'5 (5.56m x 3.18m)

Hard wood staircase with a glass balustrade leading to the first floor. Under-stairs storage cupboard with coat hooks. Laminate flooring. Feature vaulted ceiling. Inset ceiling spotlights. Over-head skylight. Glazed double doors opening into the kitchen/dining/family room.

### KITCHEN/DINING/FAMILY ROOM

25'11 x 14'2 (7.90m x 4.32m)

A superb open-plan room running the full width of the property with ample space for seating and dining. The kitchen is fitted with a range of base and wall-mounted cabinets with contrasting fascias and polished stone work surfaces and featuring an island with a breakfast bar. Inset stainless-steel one-&-a-half bowl sink with a work-top mounted Quooker boiling tap above. 2 NEFF Slide & Hide conventional ovens fitted next to each other. Integral dishwasher. Integral full-height fridge. Integral under-counter freezer. Within the island there is a NEFF induction hob with integral extractor. Laminate flooring. Window to the side elevation. Bi-folding doors plus an extra set of French doors to the rear overlooking the garden.

### LOUNGE

14'2 x 11'6 (4.32m x 3.51m)

Window with fitted shutters to the front elevation. Laminate flooring.

### GROUND FLOOR BEDROOM FIVE

11'6 x 10'11 (3.51m x 3.33m)

Window with fitted shutters to the front elevation. Laminate flooring.

### DOWNSTAIRS SHOWER ROOM/WC

7'1 x 4'7 (2.16m x 1.40m)

Fitted with an enclosed shower, contemporary square basin with a cabinet beneath and wc with a push-button flush. Chrome towel rail/radiator. Tiling to the walls. Extractor. Laminate flooring. Inset ceiling spotlights.

### UTILITY ROOM

7'1 x 5'5 (2.16m x 1.65m)

Matching cabinets. Space for tumble dryer and washing machine. Wall-mounted Viessmann gas boiler. Laminate flooring. Inset ceiling spotlights.

### FIRST FLOOR LANDING

10'6 x 8'7 (3.20m x 2.62m)

Hard wood and glass balustrade. Doors providing access to the first floor accommodation.

### BEDROOM ONE

15'7 x 12' (4.75m x 3.66m)

2 windows with fitted shutters to the front elevation and views towards the sea and countryside with glimpses of the Mewstone. Additional Velux skylight to the side elevation. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM

8'2 x 4'6 (2.49m x 1.37m)

Comprising an enclosed shower with a built-in shower system featuring wall-mounted controls and an over-head shower plus an additional rinsing attachment,



square basin with drawer storage and a wc with a push-button flush. Wall-mounted chrome towel rail/radiator. Illuminated circular mirror. Fully-tiled walls.

### BEDROOM TWO

14'2 x 13'11 (4.32m x 4.24m)

Window with fitted shutters to the rear elevation. Velux skylight to the side elevation.

### BEDROOM THREE

15'5 x 12'6 (4.70m x 3.81m)

2 windows with fitted shutters to the rear elevation. Velux skylight to the side elevation.

### BEDROOM FOUR

12'1 x 8'2 (3.68m x 2.49m)

Window with fitted shutters to the front elevation providing views of the sea and countryside with glimpses of the Mewstone. Velux skylight to the side elevation.

### FAMILY BATHROOM

10'4 x 6'8 (3.15m x 2.03m)

Comprising a large double-ended bath with centrally-positioned taps, separate enclosed shower with wall-mounted controls and an over-head shower plus an

additional rinsing attachment, square basin with drawer storage and wc with a push-button flush. Chrome towel rail/radiator. Illuminated circular mirror over the basin. Fully-tiled walls. Velux skylight to the side elevation.

### GARAGE

21' x 11'9 (6.40m x 3.58m)

Up-&-over style door to the front elevation. Power and lighting. Full-sized inspection pit.

### OUTSIDE

To the front there is parking across the front elevation and a driveway leads alongside the property accessing the garage. The rear garden has been landscaped with areas laid to lawn, natural decking plus composite decking. There is a natural stone-paved patio laid adjacent to the property and outside lighting.

### COUNCIL TAX

South Hams District Council  
Council tax band D

### SERVICES

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



Road Map



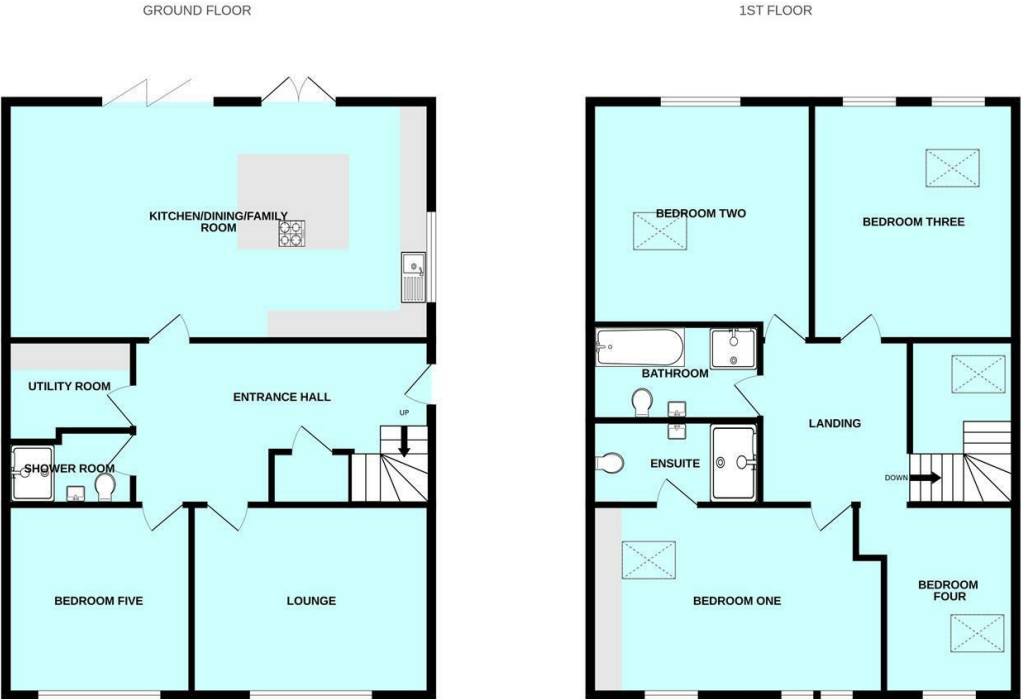
Hybrid Map



Terrain Map



Floor Plan

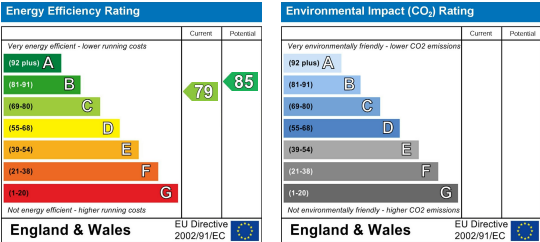


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Viewing

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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