



30 Plymstock Road

Plymstock, Plymouth, PL9 7NU

£450,000



Older-style semi-detached extended family home offering spacious & comprehensive accommodation situated conveniently close to Plymstock Broadway & all its amenities. The accommodation briefly comprises an entrance hall, downstairs shower room/wc, lounge, & an additional sitting room, which could be used as a ground floor 6th bedroom. To the rear there is a large open-plan kitchen/dining/family room which leads onto to the garden. On the first floor there are 4 bedrooms, a family bathroom & within the converted roof space a master bedroom with an additional shower room/wc. The property enjoys a level plot with parking to the front, garage to the rear opening onto a service lane plus an adjacent annexe/hobbies room. Double-glazing & central heating.



PLYMSTOCK ROAD, PLYMSTOCK, PL9 7NU

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 12' x 11'5 max dimensions (3.66m x 3.48m max dimensions)

An 'L-shaped' room providing access to the ground floor accommodation. Staircase ascending to the first floor.

LOUNGE 18' x 11' (5.49m x 3.35m)

Window with fitted blinds to the front elevation. Chimney breast with superb fireplace incorporating a 'Living Flame' style gas fire with a matching stone surround and hearth.

SITTING ROOM/ADDITIONAL SIXTH BEDROOM 12'7 x 11'6 (3.84m x 3.51m)

Square bay window with fitted blinds to the front elevation. Chimney breast with storage to one side.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM 21'9 x 18'9 max dimensions (6.63m x 5.72m max dimensions)

A large open-plan 'L-shaped' room situated to the rear of the property. 2 sets of French doors overlooking and opening onto the garden. Ample space for seating and dining. Kitchen cabinets finished with oak fascias, matching work surfaces and splash-backs. Stainless-steel sink unit with mixer tap. Built-in oven. Inset 4-burner gas hob with a cooker hood above. Space for a variety of free-standing appliances. Plumbing for washing machine and dishwasher. Inset ceiling spotlights.

DOWNSTAIRS SHOWER ROOM/WC 7'1 x 5'8 (2.16m x 1.73m)

Comprising an enclosed shower, basin set into a cabinet and wc with a push-button flush. Work surfaces with space for appliance beneath. Wall-mounted gas boiler. Extractor. Tiled walls. Obscured window to the side elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Over-stairs storage cupboard. Staircase ascending to the top floor.

BEDROOM TWO 15'11 into bay x 11'4 max dimensions (4.85m into bay x 3.45m max dimensions)

Originally the master bedroom with a square bay window with fitted blinds.

BEDROOM THREE 11'8 x 8'5 wall-to-wall (3.56m x 2.57m wall-to-wall)

Window with a Venetian blind to the rear elevation. Built-in cupboard with sliding doors.

BEDROOM FOUR 9'10 x 8'5 (3.00m x 2.57m)

Window with fitted blind to the front elevation. Recessed wardrobe with sliding doors.

BEDROOM FIVE 14'7 x 9'1 max width (4.45m x 2.77m max width)

Window with fitted blinds to the rear elevation. Wardrobe with sliding doors.

FAMILY BATHROOM 8'6 x 5'9 (2.59m x 1.75m)

Comprising a large walk-in shower with a fixed glass screen and a fitted shower system with an additional rinsing attachment, basin with storage beneath and wc. Chrome towel rail/radiator. Wall-mounted swivel bathroom cabinet incorporating shelving and a mirror.

TOP FLOOR LANDING

Obscured window to the side elevation. Eaves storage access. Doors to bedroom one and the shower room.

BEDROOM ONE 12'9 x 12'4 (3.89m x 3.76m)

Window to the rear elevation with lovely views from Plymouth across to Dartmoor.

SHOWER ROOM 7'4 x 5'9 (2.24m x 1.75m)

Comprising a tiled corner style shower with a curved glass screen, pedestal basin with a tiled splash-back and wc. Chrome towel rail/radiator. Additional eaves storage access. Obscured window to the rear elevation.

ANNEXE/HOBBIES ROOM 15'1 x 10'4 (4.60m x 3.15m)

Situated to the rear of the garden and access via French doors with a full-height window to the side. Built-in cupboard/wardrobe with hanging rail and shelving. Inset ceiling spotlights. Doorway opening into the shower room.

SHOWER ROOM 10'3 x 3' (3.12m x 0.91m)

Fitted with an enclosed tiled shower with bi-folding glass door, basin with storage beneath and wc. Wall-mounted fan heater. Obscured window to the front elevation.

GARAGE 17'4 x 9'5 (5.28m x 2.87m)

Situated next to the annexe with an up-&-over style door opening onto a rear service lane. Power and lighting. Pitched roof providing some over-head storage. Window to the rear elevation. Rear access door opening into the rear garden.

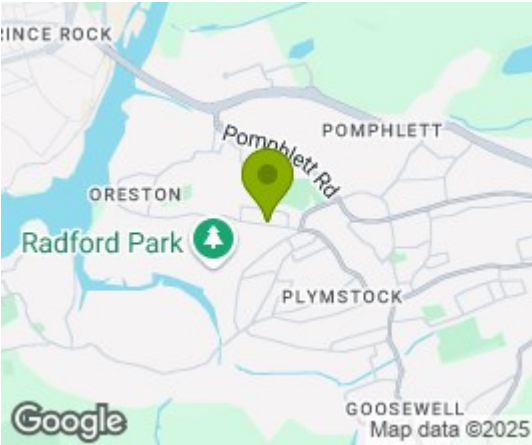
OUTSIDE

To the front a tarmac driveway provides plentiful off-road parking. Beside the driveway are well-stocked shrub and flower beds. A pathway leads around the side of the house through a timber gateway providing external access to the rear garden. The rear garden is laid to lawn together with patio areas, areas laid to chippings and shrub and flower beds. There is a greenhouse, outside lighting and outside power points.

COUNCIL TAX

Plymouth City Council
Council tax band D

Area Map

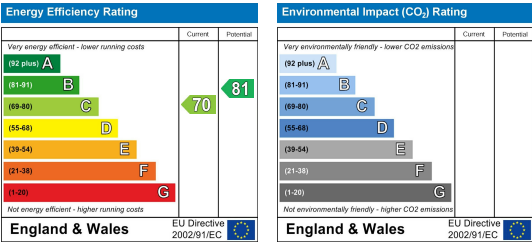


Floor Plans



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Energy Efficiency Graph



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