



## 140 Pomphlett Road

Plymstock, Plymouth, PL9 7BS

**£475,000**



An exceptional detached dormer bungalow situated in this very popular position close to central Plymstock with lovely views towards Staddon Heights. Plentiful off-road parking to the front & south-west facing garden to the rear. The accommodation briefly comprises an entrance porch & hallway, open-plan lounge/dining room, large conservatory, kitchen/breakfast room with separate utility & integral access to a large garage. Ground floor double bedroom with adjacent downstairs shower room/wc together with 2 further double bedrooms with lovely views plus a bathroom. Being sold with no onward chain.



POMPHLETT ROAD, PLYMSTOCK, PL9 7BS

ACCOMMODATION

ENTRANCE PORCH 10'8 x 5'6 (3.25m x 1.68m)

Leaded stained glass double-glazed windows to the front. Feature circular windows to both side elevations. Multi-paned glazed front door opening into the hallway.

HALLWAY 13'3 x 10'11 (4.04m x 3.33m)

Providing a spacious approach to the accommodation. Dado rail with panelling beneath. Over-head cupboard housing the consumer unit. Hard wood staircase ascending to the first floor. Hard wood panelled ceiling. Arched window to the front elevation. Doors providing access to the ground floor accommodation.

LOUNGE/DINING ROOM 30'10 into bay x 13'5 at widest point (9.40m into bay x 4.09m at widest point)

An open-plan spacious room with a bay window to the front elevation. 2 matching fireplaces. Dado rail. Inset ceiling spotlights. Double doors opening into the conservatory.

CONSERVATORY 22'9 x 11'7 (6.93m x 3.53m)

Glazed windows with fitted blinds to 3 elevations. Views towards Staddon Heights. French doors to the rear opening onto the garden. Further set of sliding doors opening into the kitchen/breakfast room. Separate door leading to the utility room.

KITCHEN/BREAKFAST ROOM 21'1 x 12' (6.43m x 3.66m)

A spacious room with ample space for breakfast table and chairs. Feature fireplace. The kitchen area is fitted with cabinets with matching fascias, work surfaces and tiled splash-backs. Breakfast bar. One-&-a-half bowl single drainer sink unit. Inset 5-burner gas hob. Built-in oven with space for microwave above. Integral dishwasher. Tiled floor. Inset ceiling spotlights. Window to the side elevation.

UTILITY ROOM 10'2 x 7'3 (3.10m x 2.21m)

Stainless-steel single drainer sink unit. Matching base and wall-mounted cupboards. Space and plumbing for washing machine. Larder/broom cupboard with lighting. Obscured glazed door to the side leading to outside. Window to the rear elevation. Further doorway leading to a secondary utility space.

UTILITY ROOM 7'2 x 6'3 (2.18m x 1.91m)

Space for free-standing appliances. Cupboards. Doorway leading to the rear garden. Sliding door opening into the garage.

BEDROOM ONE 14'2 into bay x 11'7 (4.32m into bay x 3.53m)

Bay window with fitted blinds to the front elevation.

DOWNSTAIRS SHOWER ROOM/WC 11'6 x 5'1 (3.51m x 1.55m)

Comprising a double-sized tiled walk-in shower with a built-in shower system and feature glass block screen, wc with a push-button flush plus wash hand basin set into a cabinet. Mirror with lights above. Chrome towel rail/radiator. Tiled floor. Partly-tiled walls. Obscured window to the side elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Walk-in cupboard with slatted shelving.

BEDROOM TWO 17'3 x 15'6 wall-to-wall max dimensions (5.26m x 4.72m wall-to-wall max dimensions)

A dual aspect room with windows with fitted blinds to the rear and side elevations. Superb view from the rear over Dean Cross cricket ground and towards Plymstock, Burrow Hill and Staddon Heights. Built-in wardrobe with sliding doors. Access to eaves storage.

BEDROOM THREE 15'2 x 11'1 wall-to-wall max dimensions (4.62m x 3.38m wall-to-wall max dimensions)

Dual aspect with windows with fitted blinds to the side and rear elevations. Superb view from the rear over Dean Cross cricket ground and towards Plymstock, Burrow Hill and Staddon Heights. Recessed wardrobe. Eaves storage.

BATHROOM 6'9 x 7'4 (2.06m x 2.24m)

Comprising a Jacuzzi-style corner bath with a mixer tap shower, wc and basin set into a cabinet providing storage. Mirror with lighting. Chrome towel rail/radiator. Tiled floor. Fully-tiled walls. Leaded stained glass window with a fitted blind to the front elevation.

GARAGE 19'2 x 15'6 max dimensions (5.84m x 4.72m max dimensions)

An 'L-shaped' room. Up-&-over door to the front elevation providing access. Further up-&-over door to the side elevation allowing access into the rear garden. Power and lighting. Small consumer unit. Wall-mounted gas boiler. Pitched roof providing some over-head storage. Shelving to the walls. Wall cupboards.

OUTSIDE

The entire front garden is laid to brick-paving allowing for plentiful off-road parking and turning together with some shrub beds plus brick gate piers and galvanised gates. A further set of galvanised gates to the side of the property open onto a brick-paved driveway providing access to the garage. There is an outside light and an outside tap. A pedestrian galvanised gateway leads around the other side elevation accessing the side and rear gardens, which are laid to patio for ease of maintenance. There are raised shrub and flower beds, outside tap and an outside light. The rear garden enjoys a south-westerly aspect.

COUNCIL TAX

Plymouth City Council  
Council tax band E

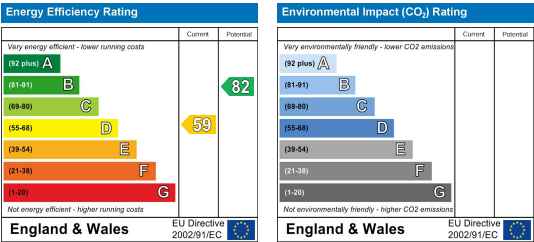
Area Map



Floor Plans



Energy Efficiency Graph



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