



3 Badger View

Plymstock, Plymouth, PL9 9GD

£530,000



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BADGER VIEW, PLYMSTOCK, PL9 9GD

SUMMARY

Superbly-presented extended detached family home in a lovely tucked-away position within this popular development. The property overlooks adjacent woodland & has accommodation comprising an entrance porch leading to a stunning open-plan kitchen/dining/family room, separate utility room, lounge, hallway, downstairs cloakroom/wc, 4 bedrooms, master ensuite shower room & family bathroom. Low maintenance landscaped garden. Driveway & garage. Double-glazing & central & under-floor heating.

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH

7'8 x 4'10 (2.34m x 1.47m)

Coat hooks. Bench storage. Tiled floor. Inset ceiling spotlights. Window with a fitted shutter to the front elevation. Doorway opening into the open-plan kitchen/dining/family room.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM

27'4 x 23'10 (8.33m x 7.26m)

An extended room providing a stunning living space with ample areas for seating/dining plus the kitchen. The room features an island with polished hard wood work surface and shelving at one end and a breakfast bar at the other. Belfast-style twin sink set into a quartz work surface. Inset induction hob with a cooker hood above. Built-in appliances include 2 Bosch ovens, full-height fridge and freezer plus a larder cupboard and an integral dishwasher. Bin store. Fitted flooring with

under-floor heating. 4 ceiling mounted speakers. Inset ceiling spotlights. 4 feature skylights. The room is triple aspect with windows to 3 elevations and French doors leading to outside. Doorway opening into the hallway. Separate doorway leading to the utility room.

UTILITY ROOM

5'10 x 4'11 (1.78m x 1.50m)

Matching cabinets and work surface. Space for washing machine and tumble-dryer. Inset ceiling spotlights.

HALLWAY

13'11 x 5'9 (4.24m x 1.75m)

Glazed door overlooking the garden and leading to outside. Staircase ascending to the first floor. Bespoke built-in under-stairs storage. Doorway opening into the lounge. Separate door opening into the downstairs cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC

5'11 x 2'6 (1.80m x 0.76m)

Fitted with a wc with a concealed cistern and a push-button flush and wall-mounted basin with wall-mounted taps. Cupboard housing the consumer unit. Tiled floor. Matching tiled surround and splash-back. Inset ceiling spotlights.

LOUNGE

22'6 x 11'4 (6.86m x 3.45m)

A generous open-plan dual aspect lounge with windows with fitted shutters. Chimney breast with wood burner set onto a slate hearth. Built-in book shelving with a window seat at either end.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Recessed boiler cupboard fitted with a Worcester gas boiler.

Tel: 01752 401128

BEDROOM ONE

11'5 x 11'2 (3.48m x 3.40m)

Window with lovely woodland views. 2 recessed double wardrobes. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

7'5 x 5'8 (2.26m x 1.73m)

Recently re-fitted with a large walk-in shower with a fixed glass screen, large basin with a cabinet with mirrored doors above and wc. Towel rail/radiator. Inset ceiling spotlights.

BEDROOM TWO

11'6 x 10'6 (3.51m x 3.20m)

Window with views to the woodland.

BEDROOM THREE

11'5 x 8'11 (3.48m x 2.72m)

Window with woodland views. Recessed double wardrobe.

BEDROOM FOUR

10'8 x 8'10 (3.25m x 2.69m)

Window to the front elevation.

FAMILY BATHROOM

7' x 5'6 (2.13m x 1.68m)

Comprising a bath with a shower system above and a fixed glass screen, basin set into a cabinet and a wc. Towel rail/radiator. Party-tiled walls. Inset ceiling spotlights. Obscured window.

GARAGE

16'5 x 8'8 (5.00m x 2.64m)

Up-&-over door to the front elevation. Pitched roof providing some over-head storage. Power and lighting.

OUTSIDE

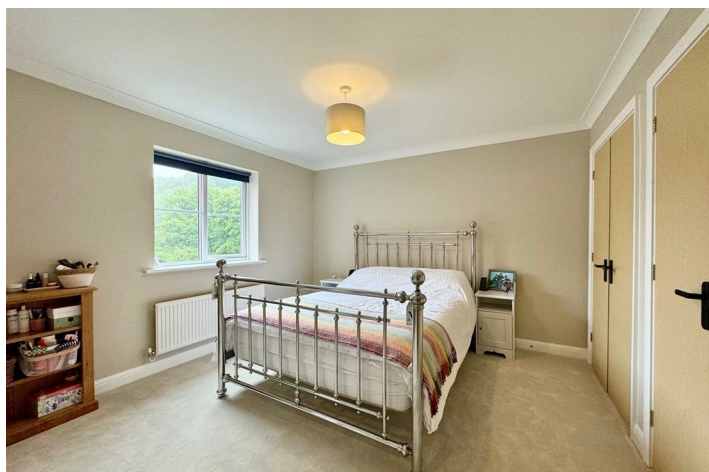
A driveway provides access to the garage plus off-road parking. The garden is landscaped with areas laid to artificial grass and timber decking. There are fabulous views of the woodland.

COUNCIL TAX

Plymouth City Council
Council tax band E

SERVICES

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



Road Map



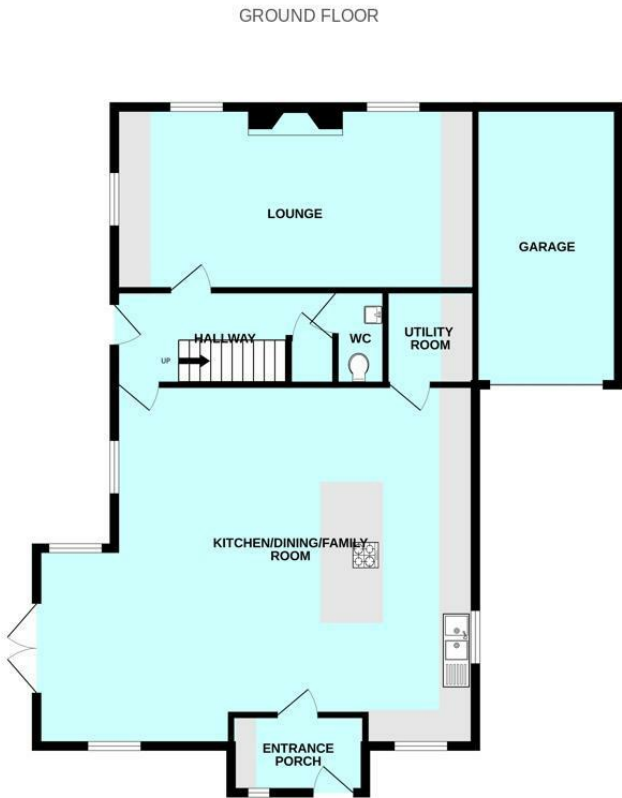
Hybrid Map



Terrain Map



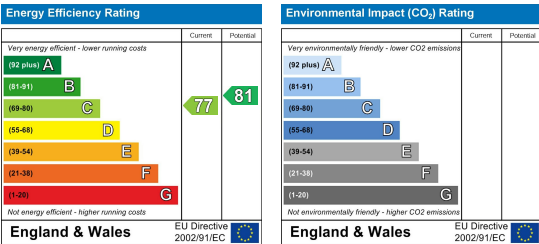
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.