



59 Shapleys Gardens

Staddiscombe, Plymouth, PL9 9TY

£350,000



Superbly-positioned detached house tucked-away in the corner of this popular cul-de-sac adjacent to the woodland. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, kitchen, & an open-plan lounge/dining leading to an extended double-glazed conservatory. On the first floor there are 4 bedrooms & a shower room. Garage & driveway. Front, rear & side gardens. Double-glazing & central heating.



SHAPLEYS GARDENS, STADDISCOMBE, PL9 9TY

ACCOMMODATION

Front door opening into the hall.

ENTRANCE HALL 11'3 x 3'6 at widest point (3.43m x 1.07m at widest point)

Providing access to the ground floor accommodation.

KITCHEN 7'9 x 7'8 (2.36m x 2.34m)

Range of base and wall-mounted cabinets with matching fascias and work surfaces. Inset ceramic one-&-a-half bowl single drainer sink unit. Built-in oven. Inset stainless-steel gas hob. Space for washing machine, dishwasher and tumble dryer. Fully-tiled walls. Window to the front elevation. Partly-glazed door to the side elevation opening to outside.

WALK-IN STORAGE ROOM 7'11 x 6'6 (2.41m x 1.98m)

This room has been created by partitioning some of the garage. Integral access to the property. The room is used as a pantry and has shelving. Space for free-standing fridge-freezer. Wall-mounted gas boiler. Power and lighting.

DOWNSTAIRS CLOAKROOM/WC 7'6 x 3' (2.29m x 0.91m)

Fitted with a wc and a square basin with a cabinet beneath. Waterproof panelling. Obscured window to the side elevation.

LOUNGE/DINING ROOM 19'7 x 11'2 (5.97m x 3.40m)

An open-plan room running the full-width of the property providing ample space for seating and dining. Staircase ascending to the first floor. Space beneath the stairs. Window to the rear elevation overlooking the garden. Sliding double-glazed doors opening into the conservatory.

CONSERVATORY 12'1 x 9'2 (3.68m x 2.79m)

Constructed in uPVC double-glazing. Pitched double-glazed roof. French doors leading to outside. Lovely views over the garden towards woodland.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 11'5 x 10'3 (3.48m x 3.12m)

Window to the rear elevation.

BEDROOM TWO 10'4 x 7'11 (3.15m x 2.41m)

Window to the front elevation. Over-stairs cupboard.

BEDROOM THREE 9'1 x 8'7 (2.77m x 2.62m)

Window to the rear elevation.

BEDROOM FOUR 9'1 x 7'3 (2.77m x 2.21m)

Window with fitted blinds to the front elevation.

SHOWER ROOM 6'7 x 6'1 (2.01m x 1.85m)

Comprising an enclosed shower, wc and pedestal basin. Towel rail/radiator. Tiled walls. Obscured window to the side elevation.

GARAGE 8'8 x 7'9 (2.64m x 2.36m)

Up-&-over door to the front elevation. Power.

OUTSIDE

To the front, a driveway provides access to the property and off-road parking. The front garden has areas laid to lawn and chippings. There are further areas of garden situated to the side and the rear elevations. These areas are mainly laid to chippings and patio areas together with a variety of shrub and flower beds. There is an outside shed, outside tap and outside lighting. The garden borders the surrounding woodland.

COUNCIL TAX

Plymouth City Council
Council tax band C

SERVICES

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

