



## 3 Orchard Road

Brixton, Plymouth, PL8 2FE

Price Guide £650,000



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### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL

14'7 x 6'2 incl stairs (4.45m x 1.88m incl stairs)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard. Amtico flooring.

### LOUNGE

20'6 x 11'8 (6.25m x 3.56m)

Window to the front elevation. Inglenook fireplace with feature brick and stonework and a wood burning stove with rustic hardwood mantel. Amtico flooring. Open-plan access into the dining room.

### DINING ROOM

12'1 x 11'11 (3.68m x 3.63m)

Slate-laid floor with under-floor heating. Bi-folding doors to the rear elevation opening onto a seating area with lovely views over the garden towards the South Hams countryside.

### KITCHEN/FAMILY ROOM

19'8 x 16'6 (5.99m x 5.03m)

A superb room which is definitely the heart of the house. Ample space for dining and seating. Fitted kitchen cabinets plus an island. Inset hob. 2 built-in ovens, microwave and warming drawer. 2 integral fridge-freezers. Dishwasher. Matching built-in bar. Amtico flooring. Inset ceiling spotlights. Over-head lantern. Bi-folding window to the rear taking advantage of the views over the garden and beyond.

### UTILITY ROOM

6'4 x 5' (1.93m x 1.52m)

Fitted work surface with a stainless-steel single drainer sink unit. Base and wall-mounted cupboards one housing the gas boiler. Space for washing machine and tumble dryer. Double-glazed door leading to outside.

### STUDY

10'1 x 9'11 (3.07m x 3.02m)

Window to the front elevation. Amtico flooring.

### DOWNSTAIRS CLOAKROOM/WC

5' x 3'3 (1.52m x 0.99m)

Comprising a wc and pedestal basin with a tiled splash-back. Wall-mounted consumer unit. Amtico flooring.

### FIRST FLOOR LANDING

14'8 x 6'6 incl stairs (4.47m x 1.98m incl stairs)

Providing a spacious approach to the first floor accommodation. Staircase with a high vaulted ceiling ascending to the top floor. Cupboard housing the hot water cylinder.

### BEDROOM THREE

11'3 x 9'10 incl cupboards (3.43m x 3.00m incl cupboards)

Window with fitted shutters to the rear elevation with lovely views. Built-in cupboards with shelving.

### BEDROOM FOUR

10' x 9'10 wall-to-wall (3.05m x 3.00m wall-to-wall)

Window to the front elevation. Built-in wardrobes.

### BATHROOM

7'5 x 6'5 (2.26m x 1.96m)

Comprising a bath with central taps, pedestal basin and wc. Large wall-mounted mirror. Chrome towel rail/radiator. Partly-tiled walls. Amtico flooring. Obscured window with a fitted shutter with to the rear elevation.

### BEDROOM ONE

12'10 x 11'11 (3.91m x 3.63m)

A generous master bedroom with a window to the front elevation. Open-plan access through into the dressing room.

### DRESSING ROOM

8'5 x 6'1 (2.57m x 1.85m)

Fitted wardrobes. Amtico flooring. Window to the rear elevation with lovely views. Doorway opening to the ensuite shower room.

## ENSUITE SHOWER ROOM

8'5 x 4'9 (2.57m x 1.45m)

Comprising a double-sized shower with sliding screen, tiled walls and built-in shower system, wc and basin with a tiled surround. Bathroom cabinet. Chrome towel rail/radiator. Inset ceiling spotlights. Obscured window to the side elevation.

## TOP FLOOR LANDING

Built-in storage. Velux skylight to the rear elevation with fabulous views. Doors providing access to the top floor accommodation.

## BEDROOM TWO

14'4 x 11'7 (4.37m x 3.53m)

A dual aspect room with a window to the front elevation and Velux skylight to the rear with incredible views. Built-in wardrobes.

## BEDROOM FIVE

12' x 8'4 incl cupboards (3.66m x 2.54m incl cupboards)

Window to the front elevation. Built-in wardrobes and drawer units.

## SHOWER ROOM

8'6 into shower x 5'7 (2.59m into shower x 1.70m)

Comprising an enclosed shower with shower system and tiled walls, wc and basin set onto a cabinet with a tiled surround. Wall-mounted chrome towel rail/radiator. Obscured Velux window to the rear elevation.

## DOUBLE GARAGE

19'11 x 19'5 (6.07m x 5.92m)

2 up-&-over doors to the front elevation. Power and lighting.

## OUTSIDE

To the front, the garden is laid to lawn and bordered by railings and hedging. A paved pathway leads to the main front entrance. A driveway runs along side the property accessing the double garage. The rear garden has a southerly aspect with lovely views and has been superbly landscaped with areas laid to lawn and natural slate paving. There are shrub and flower beds and a fabulous slate terrace adjacent to the bi-folding doors leading from the dining room. There is a store within the rear garden and a log shed along the side elevation. There is access around the side of the property from front to rear. Outside tap. Outside lighting. Outside power points.



## Road Map



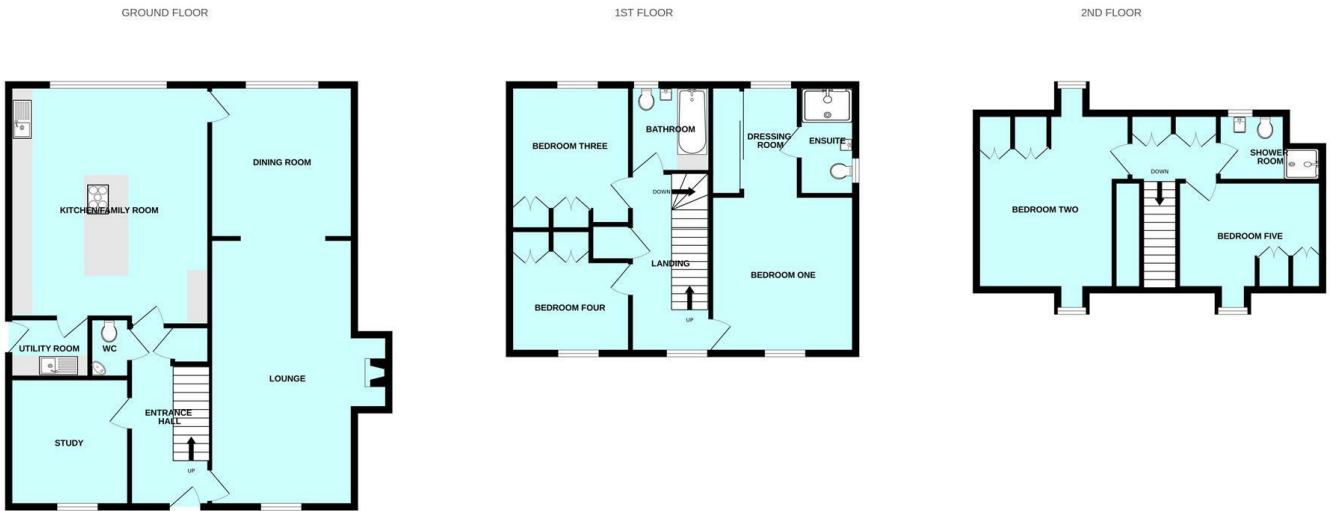
## Hybrid Map



## Terrain Map



## Floor Plan

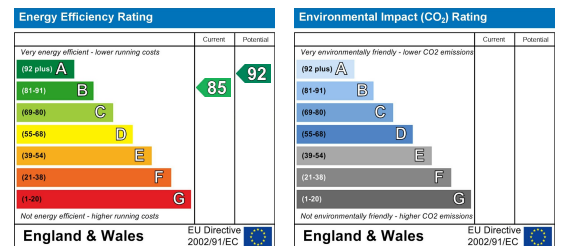


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## Viewing

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



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