



1 Furzehatt Villas

Plymstock, Plymouth, PL9 9HB

£650,000



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FURZEHATT VILLAS, PLYMSTOCK, PL9 9HB

SUMMARY

Superbly-positioned period semi-detached house offering substantial, beautifully-presented accommodation together with gardens to the front & rear, plentiful off-road parking & fantastic views. Briefly, the accommodation comprises an entrance vestibule & hallway, bay-fronted open-plan lounge/dining room, kitchen/breakfast room, generous study, separate utility room & downstairs wc. The upper floors host 4 double bedrooms, a luxury family bathroom, additional wc & a top-floor shower room. Adjacent to the property is a clinic, which could be used as a separate annexe or additional ground floor accommodation if required. Double-glazing & central heating throughout.

ACCOMMODATION

Front door opening into the entrance vestibule.

ENTRANCE VESTIBULE

5'10 x 3'5 (1.78m x 1.04m)

Coat hooks. High ceiling. Partly-glazed door with matching panels to the side and above opening into the hallway.

HALLWAY

17'5 x 6'7 (5.31m x 2.01m)

Split-level staircase. Dado rail. Feature high ceilings.

OPEN-PLAN LOUNGE/DINING ROOM

30' x 16'1 at widest point (9.14m x 4.90m at widest point)

A stunning open-plan room providing seating and dining areas. The room is dual aspect with a bay window to the front elevation plus a window to the rear. Chimney breast in each area. In the lounge area there is a fireplace with a fitted gas fire. Dado rail. Coved ceiling with ornate ceiling roses.

LOWER LANDING

Providing split-level access to the ground floor accommodation. Understairs cupboard. Dado rail. Doorway leading to a side porch.

SIDE PORCH

7'11 x 4'3 (2.41m x 1.30m)

Double-glazed windows to 2 elevations. Doorway leading to outside.

KITCHEN/BREAKFAST ROOM

13'8 x 12'5 (4.17m x 3.78m)

Dual aspect with a window to the side elevation and a bay window to the rear. French doors with windows either side lead to the rear garden. Ample space for breakfast table and chairs. Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset ceramic-style one-&a-half bowl sink with mixer tap. Belling range-style cooker (which is included in the sale). Integral fridge-freezer. Integral dishwasher. Exposed feature floor boards. Coved ceiling. Inset ceiling spotlights.

STUDY

13'10 x 12' (4.22m x 3.66m)

Window with fitted blind to the rear elevation. Coved ceiling. Doorway opening into the utility room.

UTILITY ROOM

12'9 x 6' (3.89m x 1.83m)

Range of storage cabinets. Inset stainless-steel sink. Space for washing machine and tumble dryer. Part-timber panelling. Inset ceiling spotlights. Window to the side elevation. Obscured double-glazed door leading to outside. Doorway opening into the downstairs wc.

DOWNSTAIRS WC

Fitted with a wc. Matching timber panelling. Window with a fitted blind to the side elevation.

BEDROOM TWO

13'8 x 12'5 (4.17m x 3.78m)

Bay window to the rear elevation with fabulous views over Plymstock towards Dartmoor. Dado rail. Coved ceiling.

TOP FLOOR LANDING

Providing access to the remaining bedrooms. Dado rail. Feature high ceiling. Window to the side elevation on the half landing providing natural light to the staircase.

BEDROOM ONE

16'3 x 13'2 (4.95m x 4.01m)

A superb master bedroom situated to the front. Feature high ceiling with coving. Bay window providing fantastic views over Plymstock towards Buddle Woods and to Staddon Heights.

BEDROOM THREE

14'2 x 13'1 max dimensions (4.32m x 3.99m max dimensions)

Window to the rear elevation with fantastic views towards Dartmoor. Alcove. Dado rail. Coved ceiling.

FAMILY BATHROOM

9'8 x 8'3 (2.95m x 2.51m)

A luxury family bathroom fitted with a large walk-in tiled shower with fixed glass screen, corner-style bath, pedestal basin and wc. Chrome towel rail/radiator. Partly-tiled walls. High ceiling. Inset ceiling spotlights. Obscured window with a fitted blind to the front elevation.

ADDITIONAL WC

Fitted with a wc. High ceiling with coving. Obscured window to the side elevation.

BEDROOM FOUR

13'1 x 10'11 (3.99m x 3.33m)

Window to the rear elevation with lovely views. Dado rail. Coved ceiling.

TOP FLOOR SHOWER ROOM

6'7 x 4'4 (2.01m x 1.32m)

Comprising a double-sized walk-in tiled shower and a corner-style basin with a tiled splash-back. Chrome towel rail/radiator. Inset ceiling spotlights. Obscured window with a fitted blind to the side elevation.

CLINIC/ANNEXE

RECEPTION ROOM

10'8 x 6'8 (3.25m x 2.03m)

uPVC double-glazed door providing access. Windows to 2 elevations. Doorway providing access to the main clinic room. Separate doorway leading to the wc.

WC

6'8 x 5'5 (2.03m x 1.65m)

Fitted with a wc and a basin with a tiled splash-back.

MAIN CLINIC ROOM

16'6 x 13'3 (5.03m x 4.04m)

A generous dual aspect room with windows with fitted blinds to 2 elevations. Range of cabinets with 2 inset circular stainless-steel sink units. Separate gas boiler concealed by a matching cabinet. Vaulted ceiling. 2 Velux skylights.

OUTSIDE

To the front there is an extensive brick-paved driveway providing plentiful off-road parking. Gardens either side of the driveway laid to lawn and enclosed by mature evergreen hedging. A pathway leads around the side of the property accessing the rear garden. Also to the side is a patio area together with a timber shed. The garden to the rear has been landscaped with areas laid to lawn and patio. There are mature shrubs and small trees, plus an additional shed, a lower patio area and an outside tap.



Road Map



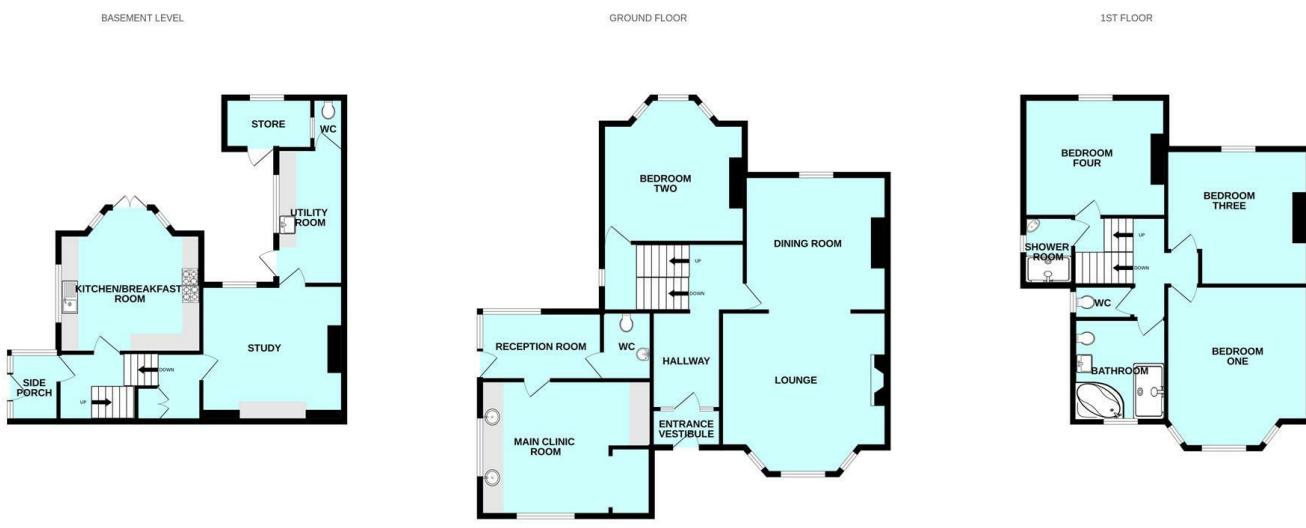
Hybrid Map



Terrain Map



Floor Plan



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Viewing

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

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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