



31 Boston Close

Oreston, Plymouth, PL9 7NR

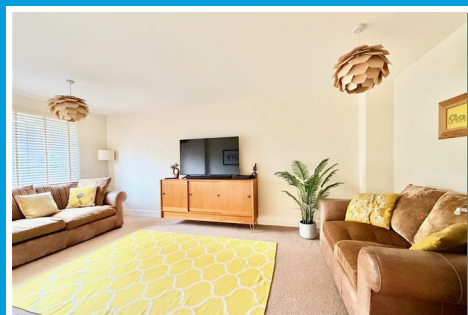
£500,000



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BOSTON CLOSE, ORESTON, PL9 7NR

SUMMARY

Superbly-positioned executive-style detached house in a lovely location occupying a level plot with gardens to the front and rear together with a drive and garage with utility. The spacious accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge and an open-plan full-width kitchen/dining/family room leading to the garden. On the first floor, a generous landing provides access to 4 proper double bedrooms, family bathroom plus an ensuite shower room to bedroom one. Double-glazing and central heating.

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

14'4 x 6'11 (4.37m x 2.11m)

Doors providing access to the ground floor accommodation. Wall-mounted consumer unit. Stairs rising to the first floor. Obscured window to the front elevation.

LOUNGE

18'8 x 10'4 (5.69m x 3.15m)

Window with a fitted blind to the front elevation.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM

28'2 10'6 (8.59m x 3.20m)

Ample space for seating and dining. The kitchen is fitted with a range of matching cabinets with work surfaces and splash-backs. Inset stainless-steel one-&-a-half bowl sink unit with a work-top mounted mixer tap. Built-in double oven, grill and microwave. Built-in fridge

and freezer. Built-in dishwasher. Breakfast bar. Polished floor tiles throughout. Mixture of pendant lighting and inset ceiling spotlights. 2 windows to the rear elevation overlooking the garden. French doors leading to the garden. Doorway providing integral access to the garage.

DOWNSTAIRS CLOAKROOM/WC

5'6 x 3'2 (1.68m x 0.97m)

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

FIRST FLOOR LANDING

Providing a spacious approach to the first floor accommodation. Double cupboard housing the hot water cylinder. Loft hatch. Window with fitted blinds to the front elevation providing views towards Staddon Heights.

BEDROOM ONE

14'6 to wardrobe rear x 10'9 (4.42m to wardrobe rear x 3.28m)

Window with a fitted blind to the front elevation providing views towards Staddon Heights. Built-in wardrobes. Matching door concealing the access to the ensuite shower room.

ENSUITE SHOWER ROOM

8'2 x 3'10 (2.49m x 1.17m)

Comprising a generous enclosed tiled shower with a built-in shower system, pedestal basin and wc. Chrome towel rail/radiator. Mirrored cabinet. Wall-mounted mirror. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

BEDROOM TWO

13'4 x 10' (4.06m x 3.05m)

Window to the front elevation with views towards Staddon Heights.

BEDROOM THREE

11'9 x 10' max width (3.58m x 3.05m max width)

Window to the rear elevation with views over the garden.

BEDROOM FOUR

10'9 x 10'7 (3.28m x 3.23m)

Window to the rear elevation with views over the garden.

FAMILY BATHROOM

7'2 x 6'2 (2.18m x 1.88m)

Comprising a double-ended bath with wall-mounted controls and mixer tap, pedestal basin and wc. Wall-mounted mirror. Chrome towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

GARAGE/UTILITY

18'10 x 9'3 (5.74m x 2.82m)

Remote up-&-over door to the front elevation. Side access door. Power and lighting. To the rear of the

garage, is a utility area with matching cabinets and work surface. Stainless-steel single drainer sink unit. Space for washing machine. Space for tumble dryer. Cupboard housing the Ideal Logic gas boiler.

OUTSIDE

To the front a driveway provides off-road parking and access to the garage. The front garden is enclosed by natural stone walling and hedging and contains a feature silver birch tree. A paved pathway leads around the side of the property accessing the rear garden. The rear garden is enclosed by fencing and is mainly laid to lawn together with 2 paved patio areas. There is an outside tap and a rear gateway opens to an extra area of garden, used for storage and potting etc.

COUNCIL TAX

Plymouth City Council

Council tax band E

AGENT'S NOTE

There is an annual service charge of £731.93.



Road Map



Hybrid Map

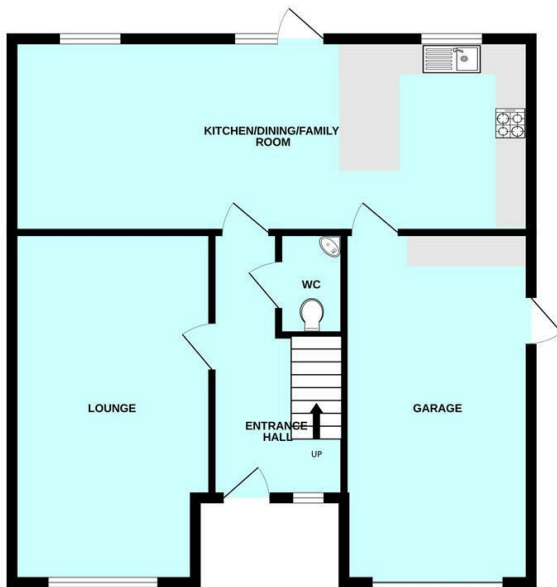


Terrain Map

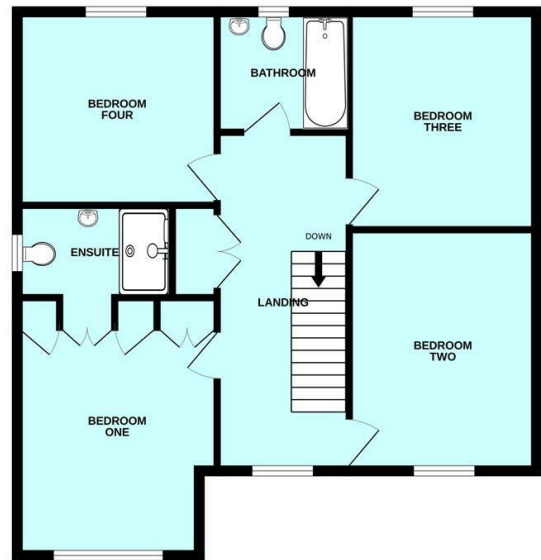


Floor Plan

GROUND FLOOR



1ST FLOOR

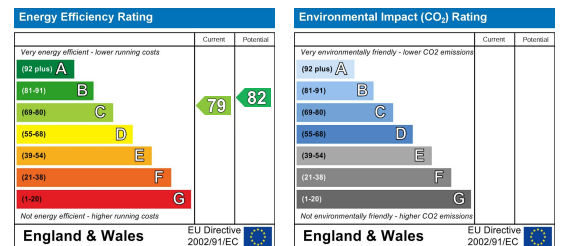


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Viewing

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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