



40 Oreston Road

Oreston, Plymouth, PL9 7JX

£350,000



Superbly-positioned bay-fronted 1930s semi-detached house, ideally located close to Oreston Primary School and a short walk from Oreston village. There are lovely views towards Mount Batten & Plymouth Sound, and, to the rear a lovely enclosed westerly-facing patio garden. The accommodation briefly comprises an entrance vestibule & hallway, open-plan lounge/dining room, kitchen/breakfast room, downstairs cloakroom/wc, 4 first floor bedrooms & bathroom. Other features include a driveway, tandem-length double garage plus a games room/gym. Double-glazing & central heating.



ORESTON ROAD, ORESTON, PL9 7JX

ACCOMMODATION

Front door opening into the entrance vestibule.

ENTRANCE VESTIBULE 4'11 x 4' (1.50m x 1.22m)

Further doorway opening into the hallway.

HALLWAY 14'5 x 5'7 (4.39m x 1.70m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard. Window with a fitted blind to the side elevation.

DOWNSTAIRS CLOAKROOM/WC 5'3 x 4'1 (1.60m x 1.24m)

Fitted with a macerator wc and pedestal basin. Storage cupboard. Obscured window to the side elevation.

LOUNGE/DINING ROOM 25'9 into bay x 12' (7.85m into bay x 3.66m)

An open-plan dual aspect room with a bay window to the front elevation and a further window to the rear elevation. 2 chimney breasts. Built-in storage. Picture rail. Doorway opening into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 15'6 x 11'9 (4.72m x 3.58m)

Ample space for table and chairs. Range of matching cabinets and work surfaces. Inset stainless-steel single drainer sink unit. Space for free-standing cooker. Built-in fridge-freezer. Space for washing machine. Window to the rear elevation. Doorway leading to outside.

FIRST FLOOR LANDING

Providing split-level access to the first floor accommodation. Loft hatch. Cupboard with shelving, also housing the Worcester gas boiler.

BEDROOM ONE 13'8 into bay x 10'9 to wardrobe rear (4.17m into bay x 3.28m to wardrobe rear)

Bay window to the front elevation. Range of wardrobes and shelving with sliding mirrored doors. Picture rail.

BEDROOM TWO 12' x 11'11 (3.66m x 3.63m)

Window to the rear elevation. Chimney breast with built-in storage either side.

BEDROOM THREE 11'11 x 10'1 wall-to-wall (3.63m x 3.07m wall-to-wall)

Window to the rear elevation providing lovely views over the Cattewater towards Mount Batten, Plymouth Sound and Drakes Island. Range of built-in cupboards.

BEDROOM FOUR 8'3 x 6'11 (2.51m x 2.11m)

Window to the front elevation. Picture rail. Built-in cupboards including a fold-down single bed.

BATHROOM 8'6 x 7'9 (2.59m x 2.36m)

Comprising a bath, separate shower, wc and basin. Mirrored bathroom cabinet. Obscured window to the side elevation.

TANDEM GARAGE 36'8 x 9' at widest points (11.18m x 2.74m at widest points)

Timber doors to the front elevation. Storage. Stainless-steel single drainer sink. Power and lighting. Side access door opening into the garden. The garage area to the rear has a pitched roof and a doorway opening into the games room/gym.

GAMES ROOM/GYM 23'11 x 16'9 (7.29m x 5.11m)

A very useful outdoor room. A separate doorway leads into the rear garden. Power and lighting. Window.

OUTSIDE

To the front elevation, a tarmac driveway runs the full-width of the property and provides ample off-road parking. The drive continues alongside the house to the garage. There are raised shrub beds laid to slate chippings. The garden to the rear is paved and enjoys a westerly aspect. From the rear garden there is access to the garage and games room/gym.

COUNCIL TAX

Plymouth City Council

Council tax band C

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Area Map



Floor Plans



Energy Efficiency Graph

