



## 4 Durwent Close

Mount Batten, Plymouth, PL9 9TP

**£565,000**



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### DURWENT CLOSE, MOUNT BATTEN, PL9 9TP

#### ACCOMMODATION

Access to the property is gained via the part double-glazed entrance door leading into the entrance porch.

#### ENTRANCE PORCH

Double-glazed windows to both side elevations. Laminate floor. Obscured double-glazed inner door opening into the entrance hall.

#### ENTRANCE HALL

**15'5" x 5'8" (4.71 x 1.75)**

Stairs rising to the first floor. Under-stairs storage cupboard. Continuation of the laminate floor. Doors providing access to the ground floor accommodation.

#### BEDROOM FIVE/OFFICE

**16'4" x 7'7" (5 x 2.32)**

Obscured triple-glazed windows to the side elevation and triple-glazed window to the front elevation with an outlook towards the Cattewater and Plymouth in the distance.

#### DINING ROOM

**16'6" x 10'7" (5.04 x 3.25)**

Triple-glazed window to the front elevation with a pleasant outlook towards the Cattewater and Plymouth City Centre in the distance. Laminate floor.

#### STUDY

**9'11" x 8'10" to the bookcase rear (3.04 x 2.70 to the bookcase rear)**

Laminate floor. Opening leading into the lounge.

#### LOUNGE

**21'2" x 10'7" (6.46 x 3.23)**

A lovely open and light area with Velux-style windows to both side elevations to the sloping ceilings. Inset ceiling spotlights. Central light. 2 double-glazed windows to the rear elevation. Full-length double-glazed windows and door providing very pleasant open outlook and access onto the rear garden. Laminate floor. Double-glazed window looking into the kitchen.

#### KITCHEN

**12'0" x 9'10" incl kitchen units (3.66 x 3.02 incl kitchen units)**

Range of composite work tops which complement the matching eye-level and base units and tiled splash-backs. Inset one-&-a-half bowl ceramic sink unit with mixer tap. Built-in 4-ring induction hob with extractor hood above. Built-in electric slide and hide oven with microwave/secondary oven above. Integrated slimline dishwasher. Space for fridge-freezer. Vertical radiator. Inset ceiling spotlights. Doorway leading into the utility.

#### UTILITY

**6'3" x 4'11" (1.91 x 1.50)**

Matching eye-level and base units with work-tops. Inset sink unit with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Vertical radiator. Wall-mounted gas boiler. uPVC double-glazed door to the side elevation. Door leading to the shower room.

#### SHOWER ROOM

**4'10" x 4'4" (1.48 x 1.33)**

Comprising a Quadrant-style shower with curved shower doors and shower unit with spray attachment and a low level toilet with sink unit above. Vertical towel rail/radiator. Obscured triple-glazed window to the side elevation.

#### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Built-in storage cupboard.

#### BEDROOM ONE

**15'7" x 11'6" (4.76 x 3.53)**

Triple-glazed window to the front elevation with an outlook onto the Cattewater with Plymouth in the distance. Laminate floor. 2 built-in book-shelves. Built-in wardrobe. Storage cupboard. Doorway leading into the ensuite shower room.

#### ENSUITE SHOWER ROOM

**9'1" x 5'7" at widest points (2.78 x 1.71 at widest points)**

Comprising a walk-in shower with shower unit and a rainfall shower head, sink unit with vanity cupboard beneath and a low

level toilet with a boxed-in cistern. Vertical towel rail/radiator. Triple-glazed window to the front elevation.

## BEDROOM TWO

**14'1" x 8'2" (4.30 x 2.51)**

Range of fitted furniture including built-in wardrobe, shelving and drawers beneath. Triple-glazed window to the front elevation.

## BEDROOM THREE

**11'4" x 7'7" (3.47 x 2.33)**

Built-in wardrobe. Triple-glazed window to the rear elevation.

## BEDROOM FOUR

**11'4" x 7'7" (3.47 x 2.33)**

Triple-glazed window overlooking the rear garden.

## SHOWER ROOM

**7'7" x 5'8" (2.32 x 1.73)**

Modern 3-piece suite comprising a walk-in shower with a shower unit and attachment, low level toilet with bidet facility and sink unit with a vanity cupboard beneath. Vertical towel rail/radiator. Tiled walls. Obscured triple-glazed window to the rear elevation.

## OUTSIDE

A brick-paved driveway provides parking for 2 vehicles to the front. Both front and back gardens have been designed for minimal maintenance. To the front, a variegated pittosporum hedge protects a rose bed thickly underplanted with hardy geraniums, native violets and alliums, cyclamen and polyanthus. Hydrangeas

and a yellow-flowered camellia mark the boundary of the property. A paved path leads round the house into a workspace area which includes a greenhouse sited next to the outside tap and a wooden shed for garden tools and sundries. The path continues into the back garden, which is accessed by grassed steps opposite the doors from the lounge. The right-hand planting consists of trees and shrubs typical of Japan: enkianthus, miscanthus, nandina, camellias, pittosporum, flowering cherries and acers, which give both autumn and winter colour. Black and yellow-stemmed clump-forming bamboos add to the privacy to be enjoyed from a seat on a small patio area. The left-hand planting is more English in feel, with clematis and honeysuckle clothing the fences, roses, hardy geraniums and fuchsias in the beds, a crab apple tree and fruiting loganberries. Between the two different areas is a rowan tree bearing pink berries in autumn.

## COUNCIL TAX

Plymouth City Council

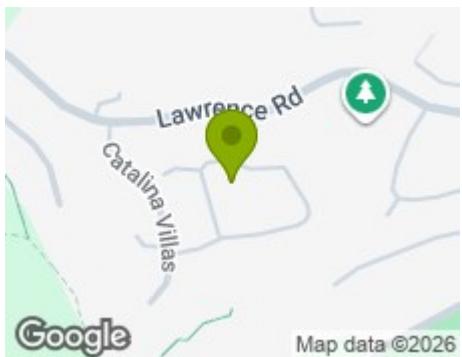
Council tax band: F

## SERVICES

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



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

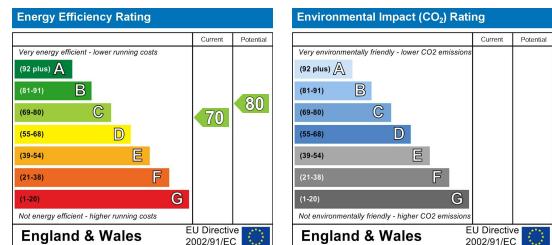


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## Viewing

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



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