



## 112 Furzehatt Road

Plymstock, Plymouth, PL9 9JT

£600,000



An individual detached property which has been developed by the current owner into a fabulous versatile home with beautifully-presented accommodation. The accommodation briefly comprises an entrance hall, large open-plan kitchen/dining room, separate utility with a cloakroom/wc & providing integral access to the garage. Also on the ground floor are 2 further rooms, one could be used as separate sitting room & the other, a fifth bedroom. There is also a ground floor shower room/wc. The lower floor consists of a large open-plan living room opening onto the garden & an additional shower room. On the first floor a generous landing provides access to 4 double bedrooms, large family bathroom & ensuite shower room. To the front there is parking, driveway & front and rear gardens. Triple-glazing, central heating & solar panels. Being sold with no onward chain.



## FURZEHATT ROAD, PLYMSTOCK, PL9 9JT

### ACCOMMODATION

Front door opening into the hallway.

### HALLWAY 16'6 x 6'7 (5.03m x 2.01m)

Providing access to the accommodation. Recessed cupboard. Staircase providing access to the accommodation.

### KITCHEN/DINING ROOM 24'11 x 11'6 (7.59m x 3.51m)

A large open-plan room providing ample space for dining, seating and the kitchen. Inset ceiling spotlights. French doors opening onto a Juliette balcony. Window to the rear elevation. Doorway opening into the utility room.

### UTILITY ROOM 8'4 x 6'6 (2.54m x 1.98m)

Doorway with a window to the side opening to outside. Integral access to the garage. Doorway opening to the cloakroom/wc.

### DOWNSTAIRS CLOAKROOM/WC 4'10 x 3'9 (1.47m x 1.14m)

Fitted with a wc and a corner basin with a cabinet beneath. Obscured window to the rear elevation.

### SITTING ROOM 17'5 into bay x 10'4 (5.31m into bay x 3.15m)

Bay window to the front elevation.

### BEDROOM FIVE 17'5 into bay x 10'4 (5.31m into bay x 3.15m)

Bay window to the front elevation.

### DOWNSTAIRS SHOWER ROOM 7'9 x 5'4 (2.36m x 1.63m)

Fitted with an enclosed tiled double shower with a built-in shower system, wc and basin with cabinet beneath. Chrome towel rail/radiator.

### LOWER FLOOR VESTIBULE

Located at the bottom of the staircase. Doorway opening into the living room.

### LIVING ROOM 22'6 x 16'4 max depth (6.86m x 4.98m max depth)

An open-plan 'L-shaped' room with French doors leading onto the garden and 2 windows to the rear elevation. Additional window to the side elevation. Inset ceiling spotlight. Sub-floor storage access. Doorway opening into the shower room.

### SHOWER ROOM 7'8 x 6'1 (2.34m x 1.85m)

Yet to be fitted. Obscured window to the rear elevation.

### FIRST FLOOR LANDING 12'8 x 6'7 (3.86m x 2.01m)

Providing a spacious approach to the first floor accommodation. Inset ceiling spotlights. Loft hatch.

### BEDROOM ONE 22'5 x 12'6 (6.83m x 3.81m)

A spacious master bedroom with 4 Velux skylights. The 2 Velux skylights to the front elevation are triple-glazed and the 2 Velux skylights to the rear elevation are double-glazed.

### BEDROOM TWO 13'6 x 11'7 (4.11m x 3.53m)

Another generous double bedroom with a window to the rear elevation providing lovely views over Plymstock. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 7'10 x 5'5 (2.39m x 1.65m)

Comprising a double-sized enclosed shower with fitted shower system, basin with cabinet beneath and wc. Chrome towel rail/radiator.

### BEDROOM THREE 14'4 x 12'4 (4.37m x 3.76m)

Window to the front elevation. Eaves storage access.

### BEDROOM FOUR 11'7 x 10'11 (3.53m x 3.33m)

Window to the rear elevation with views.

### FAMILY BATHROOM 10'3 x 8'9 (3.12m x 2.67m)

A generous bathroom comprising a bath, separate enclosed shower system, wc and basin with cabinet beneath. Chrome towel rail/radiator. Inset ceiling spotlights.

### GARAGE 15'7 x 12'8 (4.75m x 3.86m)

### OUTSIDE

To the front there is a parking area running along the front elevation and a driveway runs alongside the house. Small raised garden to the front. To the rear there are larger gardens mainly laid to lawn.

### AGENT'S NOTE

The majority of the property is triple-glazed with the exception of the bathroom windows and the 2 Velux skylights to the rear elevation in bedroom one.

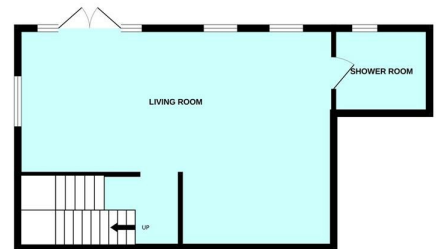
## Area Map



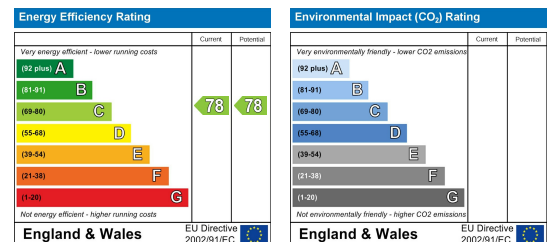
## Floor Plans



GROUND FLOOR



## Energy Efficiency Graph



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