



## 102 Radford Park Road

Plymstock, Plymouth, PL9 9DX

**£375,000**



Superbly-positioned older-style detached bungalow enjoying a lovely south-facing rear garden with lovely views from Staddon Heights across to Plymouth. Briefly, the accommodation comprises an open-plan lounge/dining room, kitchen, inner hallway and conservatory. There are 2 ground floor double bedrooms plus a bathroom and within the roof space, 2 further rooms, one with an ensuite wc. Externally there is a drive & garage. Double-glazing & central heating. Being sold with no onward chain.



## RADFORD PARK ROAD, PLYMSTOCK, PL9 9DX

### ACCOMMODATION

#### ENTRANCE PORCH 6'7 x 4'1 (2.01m x 1.24m)

Doorway opening into the kitchen.

#### KITCHEN 12' x 7'7 (3.66m x 2.31m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset one-&-a-half bowl single drainer sink unit. Space for free-standing cooker, fridge-freezer and washing machine. Wall-mounted Vaillant gas boiler. Over-head cupboard housing the fuse box and electric meter. Windows to 2 elevations. Archway leading through into the lounge/dining room.

#### LOUNGE/DINING ROOM 23'4 x 12' (7.11m x 3.66m)

An open-plan room providing ample space for seating and dining. Within the dining area there is a window with a fitted blind to the side elevation. Doorway opening into the inner hallway. The lounge is situated to the with a superb walk-in bay window with fitted blinds with lovely views over the garden towards Radford Park and Staddon Heights. Further door opening into the hall.

#### INNER HALL 19'5 x 4'1 (5.92m x 1.24m)

Staircase ascending to the converted roof space. Doors providing access to the remaining ground floor accommodation. Glazed double doors to the rear opening into the conservatory.

#### CONSERVATORY 8'3 x 7'5 (2.51m x 2.26m)

Windows to 3 sides. Double-glazed roof. Doorway to the side providing access to outside. Double doors opening onto the decked balcony, providing stunning views over the garden towards Radford Park, towards Staddon Heights and across to Plymouth.

#### BEDROOM ONE 16'11 x 12' (5.16m x 3.66m)

Walk-in bay window with fabulous views. Range of built-in wardrobes.

#### BEDROOM TWO 14'1 x 11'1 (4.29m x 3.38m)

Currently used as an additional dining room. Window to the front elevation.

#### BATHROOM 8'9 x 5' (2.67m x 1.52m)

Comprising a seated bath with an electric shower system over, wc and basin. Partly-tiled walls. Obscured window to the front elevation.

#### FIRST FLOOR LANDING 12'10 x 4' (3.91m x 1.22m)

Providing access to the loft rooms. Storage cupboard. Velux skylight window to the rear elevation.

#### BEDROOM THREE 12' x 10'11 (3.66m x 3.33m)

2 windows to the side elevation. Eaves storage.

#### BEDROOM FOUR 11'11 x 10'8 (3.63m x 3.25m)

Window to the side elevation. Eaves storage. Doorway opening into the ensuite wc.

#### ENSUITE WC 5'2 x 3' (1.57m x 0.91m)

Fitted with a wc and a pedestal basin with a tiled splash-back. Obscured window to the side elevation.

#### GARAGE 22'2 x 10'4 max dimensions (6.76m x 3.15m max dimensions)

Up-&-over door to the front elevation. Power and lighting. Storage cupboard and shelving. Windows to 2 elevations. Partly-glazed rear access door opening into the garden.

### OUTSIDE

To the front, a driveway provides parking and access to the garage and a covered carport. Also, to the front is an outside tap, a brick-paved parking area plus additional driveway access onto Radford Park Road. A gravelled pathway leads around the side of the bungalow accessing the rear garden. The rear garden, which enjoys a south-west aspect, is mainly laid to lawn together with a variety of mature shrub and flower beds. There is a paved patio area, sub-floor access to the bungalow for storage etc. and built onto the rear is a timber decked balcony with a balustrade providing a fabulous place to sit and enjoy the views. A gateway opens onto Radford Park.

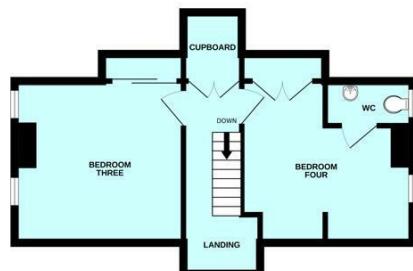
### Area Map



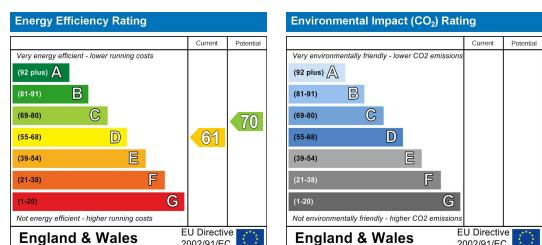
### Floor Plans



1ST FLOOR



### Energy Efficiency Graph



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