

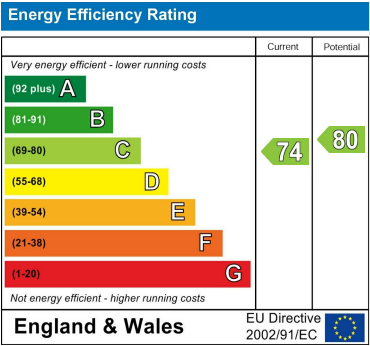
19 Plymouth Road



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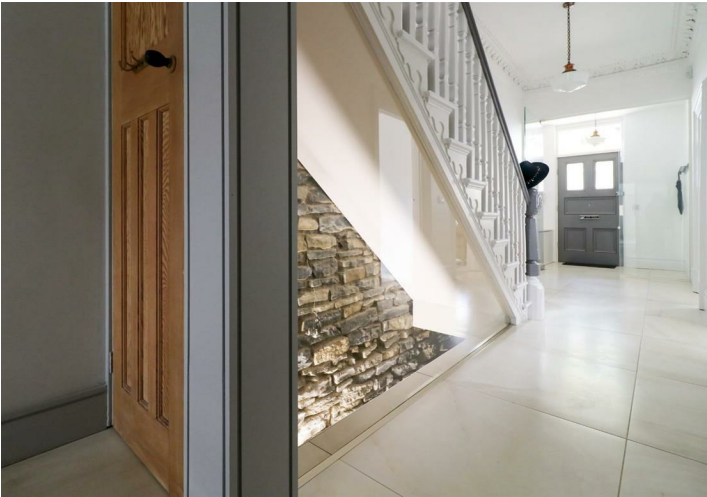
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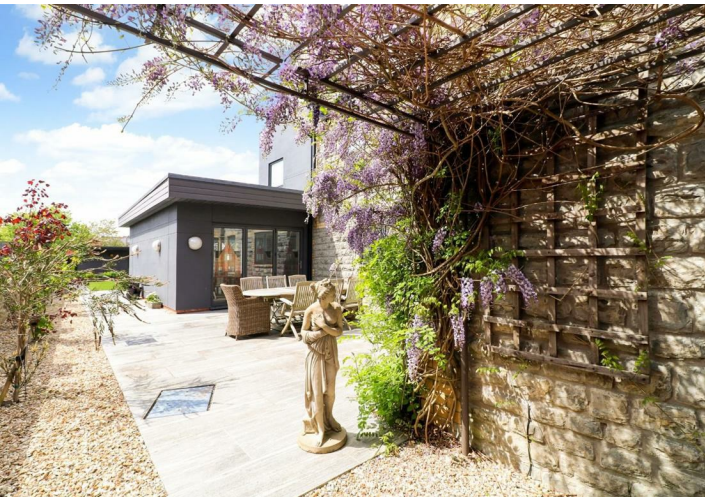
£1,395,000

A handsome, spacious extended late Victorian five double bedroom semi detached family house. Totally refurbished and renovated. The house has been extensively refurbished, the current owners have continued this process with further improvements and some lovely garden landscaping. Comprises porch, hallway, wine cellar, two fabulous reception rooms, wc, spacious kitchen/dining/family room. Five bedrooms (two with en-suites), family bathroom and dressing room to bedroom three. Viessmann top specification heating system, uPVC double glazed sash windows, beautifully presented throughout, high quality flooring. Freehold.

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Painted panelled front door to porch.

Porch

Beautiful Italian polished porcelain tiled floor, glazed contemporary door and side panel leading through to hallway.

Hallway

A wide and spacious hallway. Italian polished tiled floor, original cornice, column radiator, original painted handrail and balustrade to the first floor, contemporary glazed panelled under stairs providing a glimpse of the natural stone wall and access to the beautifully detailed wine cellar. The rear of the hallway has another contemporary glazed door and side panel which leads through to the wc, kitchen/family room.

Cellar

Quite a feature, lovely natural exposed stone wall visible from the hallway extending to the lower ground floor, contemporary lighting, power, some restricted headroom but good dry storage, excellent for wine.

Reception Room 1

5.79m x 5.18m (18'11" x 16'11")
A spacious, elegant room. Deep sash window to front bay, south facing side sash window providing good light. Natural marble fire surround with cast iron insert, slate tiled hearth, cornice, beautifully decorated, radiator, carpet.

Reception Room 2

5.18m x 4.57m (16'11" x 14'11")
A good size rear facing reception room. Bi-fold doors to rear provide good light and lovely view of garden, side facing sash window. Wood burning stove, slate hearth, radiator, new carpet, beautifully decorated.

Cloakroom/WC

2.13m x 1.52m (6'11" x 4'11")
Extremely well appointed with high quality finishes. Comprising wash hand basin and wc with granite counter top, tiled floor, graphite column radiator, useful built-in storage. uPVC double glazed window.

Kitchen

5.47m x 3.52m (17'11" x 11'6")
A stunning kitchen which is open plan to a very large dining/living room. Beautiful Italian polished porcelain tiled floor, high quality Vama Cucine glass kitchen, stainless steel worktops with integrated five burner gas hob, integrated deep recessed sinks with lever mixer tap, quartz worktop to island with additional pan storage, high quality extraction, downlighting, Smeg electric oven and combination microwave/oven, integrated dishwasher, recess for large fridge/freezer, high quality recess lighting, built under twin bowl, uPVC double glazed window to side opening directly into a large open plan living/dining space.

Living/Dining Room

7.67m (max) x 7.10m (25'1" (max) x 23'3")
Beautifully light and bright. Aluminium powder coated bi-fold doors to front and rear looking onto both side and rear garden. All tiling and decorations from the skylight high level window, polished porcelain tiled floor.

First Floor Landing

A spacious two tier landing. Radiator, accent wall covering, beautifully presented throughout.

Bedroom 1

5.79m x 5.18m (18'11" x 16'11")
A very generous double bedroom. uPVC double glazed bay window to front and side sash windows provides good natural light. Beautifully presented and decorated, cornice, column radiator, carpet.

En-Suite 1

2.44m x 2.13m (8'0" x 6'11")
Comprising beautifully tiled shower enclosure, wash hand basin set in a quartz worktop with mixer tap and storage beneath, twin flush wc with inspection system panel. Grey floor tiles, white column radiator, downlighters. uPVC double glazed sash window to front with privacy glazing.

Bedroom 2

5.22m x 4.68m (17'1" x 15'4")
Delightful rear facing double bedroom. French doors with Juliette rail, uPVC double glazed side window. Cornice, radiator, carpet.

Bedroom 3

4.88m x 3.66m (16'0" x 12'0")
A lovely suite of rooms. Vaulted ceiling, skylight with electric blind, further double glazed window to side. Carpet, high quality light fittings throughout, radiator. Wide opening leads to en-suite, dressing room and heating/boiler plant room.

En-Suite 2

Beautifully presented comprising large fully tiled shower enclosure with rainfall shower plus additional sliding shower attachment and recessed controls, trough style wash hand basin set on top of quartz worktop with mixer tap and furniture beneath, wall mirror, recessed lighting, wall light, twin flush wc, column radiator. uPVC double glazed window side with privacy glazing.

Dressing Room

1.96m x 1.37m (6'5" x 4'5")
Wardrobe with rail and shelf, additional built-in storage and cupboards. Access to plant room.

Plant Room

1.36m x 1.17m (4'5" x 3'10")
Walk-in storage, high quality Weisman, boiler/tank unvented system with pressurised 210L water tank providing multi source hot water (inspected last December 23).

Bathroom

2.64m x 2.40m (8'7" x 7'10")
The family bathroom has a high vaulted ceiling, attractive light fittings. Comprises contemporary panelled bath with recessed tap and controls, large wash basin with built-in furniture beneath and concealed plumbing, back to the wall twin flush wc and access point system. Large mirror with light, attractive tiling, column radiator, pale grey floor tiles.



Second Floor Landing

Painted handrail and traditional balustrade, carpet, high ceiling, window to rear providing good natural light, private second floor with potential screen off, carpet, radiator, loft access. Solid oak contemporary doors to all second floor rooms.

Bedroom 4

3.96m x 3.05m (12'11" x 10'0")
Offering great scale a lovely double room. uPVC double glazed window to the front. Excellent ceiling height, exposed roof timbers, powder grey carpet, column radiator, beautifully presented.

Bedroom 5

5.18m x 4.88m (16'11" x 16'0")
French doors to rear with Juliette rail looking onto rear garden. A very good sized bedroom. Exposed roof timbers give the room nice character, excellent ceiling height, carpet, beautifully presented, radiator.

Shower Room

2.11m x 2.89m (6'11" x 9'5")
Beautifully tiled shower enclosure with chrome sliding shower attachment with controls, contemporary style trough wash hand basin set on top of quartz worktop with mixer tap and furniture beneath, twin flush wc with inspection panel. Attractive co-ordinating pale grey floor tiles, modern lighting, chrome radiator. Sash window to the front with privacy glazing,

Front Garden

The property is found on the west side of Plymouth Road and on the south side of the semi detached pair, very good daylight/sunshine. Driveway with parking for several cars.

Rear Garden

The garden is zoned with great entertaining space immediately outside the kitchen and second reception room, paved landscaped with some beautiful recent tree planting, the boarder is landscaped with Cotswold stone, the rear garden mostly laid to lawn, beautifully maintained stone boundaries, large summer house/home office/garden room to the rear.

Garden Room

6.99m x 3.84m (22'11" x 12'7")
A large mix used outbuilding. Double glazed doors and windows to garden, elsewhere timber clad and insulated, painted in grey. Internally the garden room is insulated and plastered with modern lighting. Presently used for hobbies/storage/utility with plumbing for washing machine and space for tumble dryer, extra fridges and freezers. There is a fully plumbed in wash hand basin and wc in contemporary style. High quality laminate flooring, there is a small kitchen with three base units, quartz worktop, glass block effect tile splashback, column radiator, separate fuse box.

Council Tax

Band G £3,540.02 p.a. (25/26)

Post Code

CF64 3DA

