



## 3 Badger View

Plymstock, Plymouth, PL9 9GD

Offers In Excess Of £500,000





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## BADGER VIEW, PLYMSTOCK, PL9 9GD

### SUMMARY

Superbly-presented extended detached family home in a lovely tucked-away position within this popular development. The property overlooks adjacent woodland & has accommodation comprising an entrance porch leading to a stunning open-plan kitchen/dining/family room, separate utility room, lounge, hallway, downstairs cloakroom/wc, 4 bedrooms, master ensuite shower room & family bathroom. Low maintenance landscaped garden. Driveway & garage. Double-glazing & central & under-floor heating.

### ACCOMMODATION

Front door opening into the entrance porch.

### ENTRANCE PORCH

7'8 x 4'10 (2.34m x 1.47m)

Coat hooks. Bench storage. Tiled floor. Inset ceiling spotlights. Window with a fitted shutter to the front elevation. Doorway opening into the open-plan kitchen/dining/family room.

### OPEN-PLAN KITCHEN/DINING/FAMILY ROOM

27'4 x 23'10 (8.33m x 7.26m)

An extended room providing a stunning living space with ample areas for seating/dining plus the kitchen. The room features an island with polished hard wood work surface and shelving at one end and a breakfast bar at the other. Belfast-style twin sink set into a quartz work surface. Inset induction hob with a cooker hood above. Built-in appliances include 2 Bosch ovens, full-height fridge and freezer plus a larder cupboard and an integral dishwasher. Bin store. Fitted flooring with

under-floor heating. 4 ceiling mounted speakers. Inset ceiling spotlights. 4 feature skylights. The room is triple aspect with windows to 3 elevations and French doors leading to outside. Doorway opening into the hallway. Separate doorway leading to the utility room.

### UTILITY ROOM

5'10 x 4'11 (1.78m x 1.50m)

Matching cabinets and work surface. Space for washing machine and tumble-dryer. Inset ceiling spotlights.

### HALLWAY

13'11 x 5'9 (4.24m x 1.75m)

Glazed door overlooking the garden and leading to outside. Staircase ascending to the first floor. Bespoke built-in under-stairs storage. Doorway opening into the lounge. Separate door opening into the downstairs cloakroom/wc.

### DOWNSTAIRS CLOAKROOM/WC

5'11 x 2'6 (1.80m x 0.76m)

Fitted with a wc with a concealed cistern and a push-button flush and wall-mounted basin with wall-mounted taps. Cupboard housing the consumer unit. Tiled floor. Matching tiled surround and splash-back. Inset ceiling spotlights.

### LOUNGE

22'6 x 11'4 (6.86m x 3.45m)

A generous open-plan dual aspect lounge with windows with fitted shutters. Chimney breast with wood burner set onto a slate hearth. Built-in book shelving with a window seat at either end.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Recessed boiler cupboard fitted with a Worcester gas boiler.

Tel: 01752 401128

## BEDROOM ONE

11'5 x 11'2 (3.48m x 3.40m)

Window with lovely woodland views. 2 recessed double wardrobes. Doorway opening into the ensuite shower room.

## ENSUITE SHOWER ROOM

7'5 x 5'8 (2.26m x 1.73m)

Recently re-fitted with a large walk-in shower with a fixed glass screen, large basin with a cabinet with mirrored doors above and wc. Towel rail/radiator. Inset ceiling spotlights.

## BEDROOM TWO

11'6 x 10'6 (3.51m x 3.20m)

Window with views to the woodland.

## BEDROOM THREE

11'5 x 8'11 (3.48m x 2.72m)

Window with woodland views. Recessed double wardrobe.

## BEDROOM FOUR

10'8 x 8'10 (3.25m x 2.69m)

Window to the front elevation.

## FAMILY BATHROOM

7' x 5'6 (2.13m x 1.68m)

Comprising a bath with a shower system above and a fixed glass screen, basin set into a cabinet and a wc. Towel rail/radiator. Party-tiled walls. Inset ceiling spotlights. Obscured window.

## GARAGE

16'5 x 8'8 (5.00m x 2.64m)

Up-&-over door to the front elevation. Pitched roof providing some over-head storage. Power and lighting.

## OUTSIDE

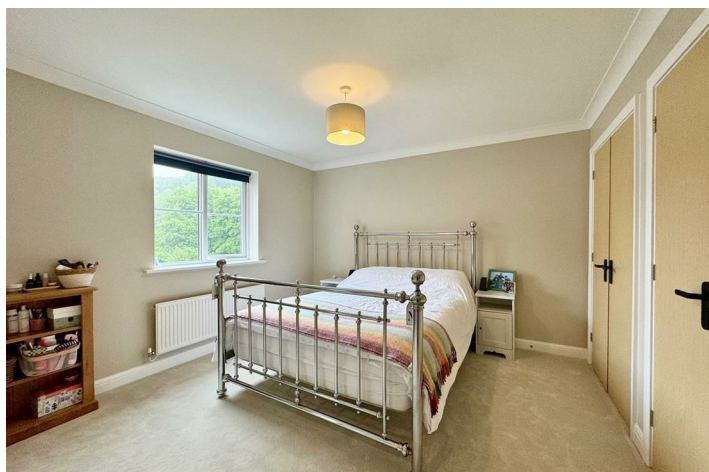
A driveway provides access to the garage plus off-road parking. The garden is landscaped with areas laid to artificial grass and timber decking. There are fabulous views of the woodland.

## COUNCIL TAX

Plymouth City Council  
Council tax band E

## SERVICES

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





Road Map



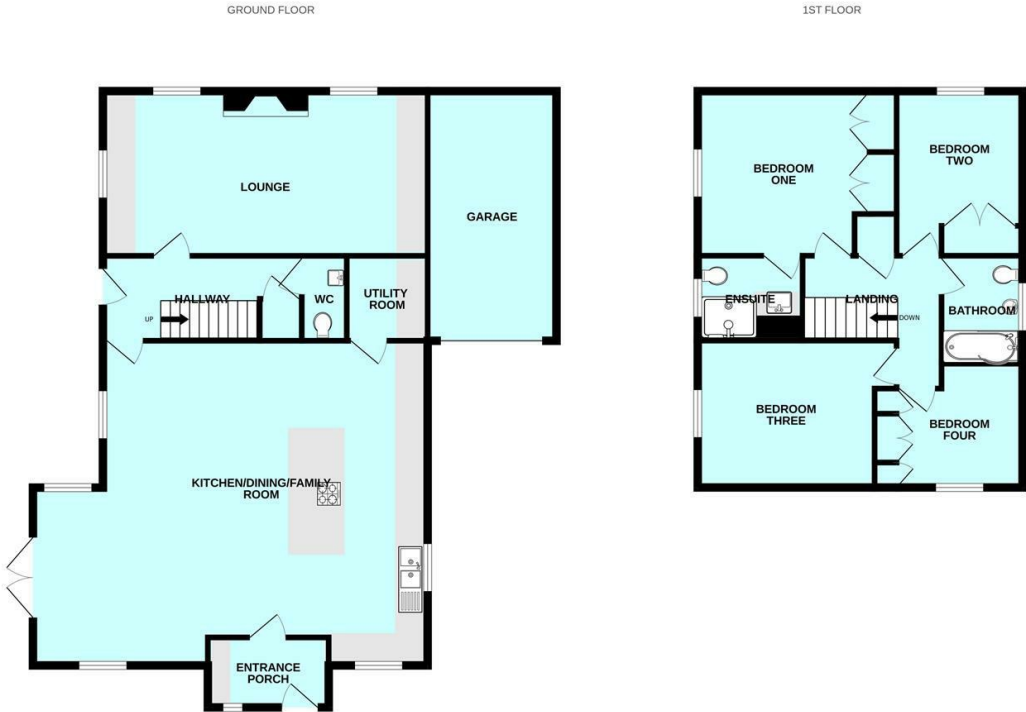
Hybrid Map



Terrain Map



Floor Plan

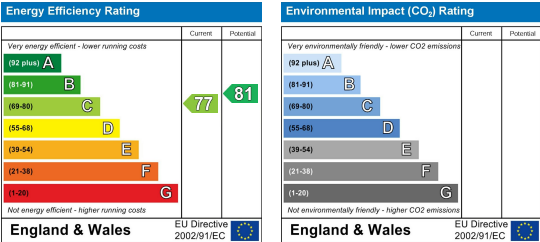


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Viewing

Please contact our Plymouth 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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