



4 Dunstone Avenue

Plymstock, Plymouth, PL9 8RH

£339,500



Older-style extended semi-detached house situated in a highly desirable location within central Plymstock. The property is being sold with no onward chain & has accommodation briefly comprising an entrance hall, lounge, separate dining room, conservatory, extended kitchen & downstairs wc. On the first floor there are 4 bedrooms & a bathroom. Externally there is a garden to the front, driveway, carport, garage & a large westerly-facing rear garden. There are lovely views over Plymstock towards Plymouth Sound.



DUNSTONE AVENUE, PLYMSTOCK, PL9 8RH

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 16'5 x 6'1 (5.00m x 1.85m)

Staircase ascending to the first floor. Under-stairs storage cupboards. Doors providing access to the ground floor accommodation.

LOUNGE 12'11 x 12'3 (3.94m x 3.73m)

Window with fitted blinds to the front elevation. Chimney breast with fireplace incorporating a 'Living Flame' coal-effect gas fire. Sliding glazed doors separate the lounge and dining room.

DINING ROOM 10'11 x 10'6 (3.33m x 3.20m)

Chimney breast with an inset gas 'Living Flame' style fire. Double-glazed French doors opening into the conservatory.

CONSERVATORY 8'11 x 8'2 (2.72m x 2.49m)

Enjoying views over the garden. Windows to 2 elevations. Polycarbonate glazed roof.

EXTENDED KITCHEN 17' x 7'11 max dimensions (5.18m x 2.41m max dimensions)

Range of matching base and wall-mounted cabinets, work surfaces and tiled splash-backs. Built-in oven. Inset 4-burner gas hob. Space for fridge and freezer beneath the work surface. Space and plumbing for washing machine. Wall-mounted Vaillant gas boiler. Window to the rear elevation overlooking the garden and beyond. Doorway opening into a small lobby area.

LOBBY AREA

Obscured window to the side elevation. Providing access to the downstairs cloakroom/wc.

DOWNSTAIRS WC

Fitted with a wc and inset stainless-steel single drainer sink unit. Obscured window to the side elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation.

BEDROOM ONE 13'2 x 11'6 (4.01m x 3.51m)

Window with fitted blind to the front elevation. Built-in wardrobe. Original storage cupboard with shelving.

BEDROOM TWO 12'3 x 11'4 (3.73m x 3.45m)

Window to the rear elevation with fabulous views over the garden towards Plymouth Sound. Original built-in storage cupboard with hanging rail and shelf.

BEDROOM THREE 18'4 x 8'5 (5.59m x 2.57m)

An extended dual aspect bedroom with windows with fitted blinds to the front and rear elevations. Fabulous views from the rear.

BEDROOM FOUR 8'9 x 6'11 (2.67m x 2.11m)

Window to the front elevation.

BATHROOM 6'2 x 5'11 (1.88m x 1.80m)

Comprising a panel bath with a shower system and spray attachment over, pedestal basin and wc. Partly-tiled walls. Loft access hatch with a hinged hatch and a pull-down ladder. Obscured window to the side elevation.

GARAGE 15'8 x 8'6 (4.78m x 2.59m)

Up-&-over style door to the front elevation.

OUTSIDE

Alongside the property is a carport and driveway leading to the garage. There is a small front garden setting the property back from the road. To the rear, there is a superb westerly-facing garden with mature planting, shed, greenhouse and patio areas.

COUNCIL TAX

Plymouth City Council
Council tax band D

SERVICES

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

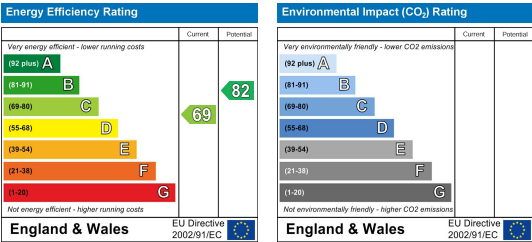
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.