



154 Beacon Park Road

Beacon Park, Plymouth, PL2 2QR

Offers Over £425,000



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BEACON PARK ROAD, BEACON PARK, PL2 2QR

ACCOMMODATION

Sliding uPVC double-glazed door opening into the porch.

ENTRANCE PORCH

10'0" x 4'1" (3.06 x 1.25)

uPVC double-glazed windows to the front and side elevations. Aluminium obscured glazed door opening into the vestibule.

VESTIBULE

5'0" x 4'6" (1.53 x 1.39)

Wooden obscured single-glazed door opening into the entrance hall.

ENTRANCE HALL

16'11" x 5'0" widening to 12'8" (5.17 x 1.53 widening to 3.88)

Doors leading to the sitting room, the lounge, the dining room, bedrooms 1 and 2 & the bathroom. Shelved storage cupboard. Door leading to a staircase leading up to the first floor.

SITTING ROOM

17'2" x 13'3" max (5.24 x 4.06 max)

Feature fireplace with tiled hearth, mantel, surround & an open grate. uPVC double-glazed square bay window to the front elevation.

LOUNGE

16'10" x 13'4" max (5.15 x 4.07 max)

Feature fireplace with brick-style mantel, surround and inset 'Living Flame' gas fire. uPVC double-glazed square bay window to the front elevation. Sliding doors opening up into the dining room.

DINING ROOM

11'0" x 10'4" (3.37 x 3.17)

Mock wood panelling to picture rail height. Wooden canopy over what was previously a bar area. Doors opening into bedroom 3 & kitchen.

KITCHEN

16'2" x 6'10" (4.93 x 2.1)

Matching base & wall-mounted units to include space for a washing machine, fridge/freezer, cooker. Roll-edge work surfaces has inset stainless steel sink unit with mixer tap. 3 circular sky lights to the ceiling. Sliding door opening up to the integral garage. Door opening up into breakfast room.

BREAKFAST ROOM

9'5" x 7'9" (2.89m x 2.37m)

Mock wood panelling to all the walls. uPVC double-glazed window to rear. Sliding uPVC double-glazed door opens up into the garden room.

GARDEN ROOM

32'2" x 11'1" (9.82m x 3.38m)

uPVC double-glazed sliding patio doors to the rear, overlooking the garden. uPVC double-glazed windows to both sides. Wall-mounted Worcester boiler. Door accesses into all 3 bedrooms.

BATHROOM

7'8" x 6'10" (2.35m x 2.09m)

Matching suite of panelled bath. Separate corner shower cubicle with fitted shower. Close coupled wc & pedestal wash-hand basin. Chrome heated towel rail. Part-tiled walls. Obscured uPVC double-glazed window to side.

BEDROOM ONE

14'6" x 12'2" (4.44m x 3.72m)

Wall-mounted old-style gas heater. Aluminium single-glazed siding patio door looking into the garden room.

BEDROOM TWO

14'6" 11'5" (4.44m 3.48m)

Wall-mounted old-style electric heater. Sliding aluminium single-glazed door looking into garden room.

BEDROOM THREE

11'1" x 7'11" (3.38m x 2.42m)

Wall-mounted sink unit with vanity storage cupboards below. Aluminium obscured single-glazed door which opens up into the garden room.

FIRST FLOOR LANDING

Doors leading off to attic storage & bedroom 4.

BEDROOM FOUR

14'7" x 10'4" plus bay (4.45m x 3.16m plus bay)

Wall-mounted sink unit. Twin doors opening up into a wardrobe. uPVC double-glazed bay window to the rear overlooking the garden.

EXTERNALLY

Property is approached via twin pillars with wrought iron gates giving access to a brick-paved driveway which allows off-road parking for 4-5 vehicles. Bordered on 1 side by a flower, hedge & shrub border & the other by a section of lawn. Wooden gate giving access to the rear garden. To the rear, a delightful, south-facing garden which is a fantastic size. Large sections of lawn with paved seating areas.

GARAGE

18'0" x 6'7" (5.5m x 2.03m)

Twin wooden doors to the front. Wall-mounted cupboards. Sliding doors open up to the kitchen.

OUTDOOR WC

5'2" x 3'2" (1.58m x 0.97m)

High level wc.

STORAGE SHED

7'6" x 6'5" (2.3m x 1.96m)

Single-glazed window to the front. Door access.

GREENHOUSE

35'9" x 10'0" (10.9 x 3.07m)

Raised beds.



Road Map



Hybrid Map



Terrain Map

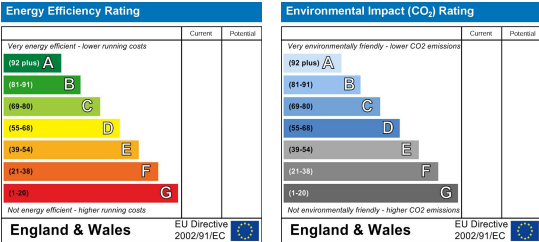


Floor Plan

Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

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.