



24 Stone Barton Road

Plympton, Plymouth, PL7 4LP

£295,000



Offered with no onward chain, is this spacious, extended family home in a location convenient for Hele's School & within walking distance of the Ridgeway & other local amenities. The property briefly comprises an entrance porch, hallway & wc together with a lounge & an open plan kitchen/diner with utility area. Upstairs there are 3 bedrooms & a shower room. Outside the property benefits from a private driveway with space for 3 cars & to the rear is a generous garden with a patio area - perfect for entertaining.



STONE BARTON ROAD, PLYMPTON, PLYMOUTH PL7 4LP

ACCOMMODATION

uPVC double-glazed door with inset patterned glass panel, opening into the porch.

PORCH 5'8" x 3'6" (1.74 x 1.08)

uPVC double-glazed door, with inset patterned glass panel, leading into the entrance hallway. uPVC double-glazed window to the front elevation.

ENTRANCE HALLWAY 15'7" x 3'6" (4.76 x 1.08)

Doors leading to the lounge, kitchen/diner and wc. Stairs ascending to the first floor accommodation with storage cupboard beneath.

DOWNSTAIRS WC 3'11" x 2'5" (1.21 x 0.74)

Close-coupled wc. Obscured uPVC double-glazed window to the side elevation.

UTILITY AREA 8'9" x 7'3" (2.69 x 2.21)

Space for an American fridge/freezer. Fitted storage cupboards with a roll-edged laminate worktop and space for washing machine and tumble-dryer beneath. uPVC double-glazed window to the side elevation. Open plan access into the kitchen/diner area.

KITCHEN/DINING AREA

KITCHEN 8'7" x 10'5" (2.63 x 3.19)

Selection of base and wall-mounted wooden units incorporating a roll-edged laminate worktop with an inset 4-ring gas hob and wall-mounted extractor hood over and a one-&-a-half bowl stainless-steel sink unit and mixer tap. Integrated electric double oven. Space for a dishwasher. uPVC double-glazed window to the rear elevation.

DINING AREA 17'4" x 10'10" max (5.29 x 3.31 max)

uPVC double-glazed patio doors leading out to the rear garden. Wooden French doors, with inset glass panels, opening into the lounge.

LOUNGE 15'4" x 13'4" max (4.68 x 4.07 max)

Wood-burning stove set onto a slate hearth with decorative mantel and surround. Cupboard housing the hot water tank. uPVC double-glazed window to the front elevation.

FIRST FLOOR LANDING 7'0" x 6'6" (2.15 x 2)

Doors providing access to the first floor accommodation. Hatch providing access to the loft space. uPVC double-glazed window to the side elevation.

BEDROOM ONE 13'4" x 11'8" (4.08 x 3.57)

Built-in wardrobes. uPVC double-glazed window to the front elevation.

BEDROOM TWO 11'11" max x 9'4" (3.65 max x 2.86)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 9'10" x 6'11" (3.01 x 2.11)

uPVC double-glazed window to the front elevation.

SHOWER ROOM 8'7" x 6'0" (2.62 x 1.84)

Walk-in shower with mains-fed shower, vanity sink with storage unit below and back-to-wall wc with built-in storage. Heated chrome towel radiator. Obscured uPVC double-glazed window to the rear elevation.

OUTSIDE

The property is approached via a brick-paved driveway providing parking for 3 cars. A wooden gate to the side provides access to the rear garden. The rear is a generous outside space consisting of a wraparound patio area with steps leading up to a level lawn which is fully-enclosed by feather-board fencing. There is another paved patio area with 2 brick planters, mature trees and shrubs. At the end of the garden there is a summer house with a veranda and a garden shed.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

