Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



12 Vicarage Road

Plympton, Plymouth, PL7 4JU

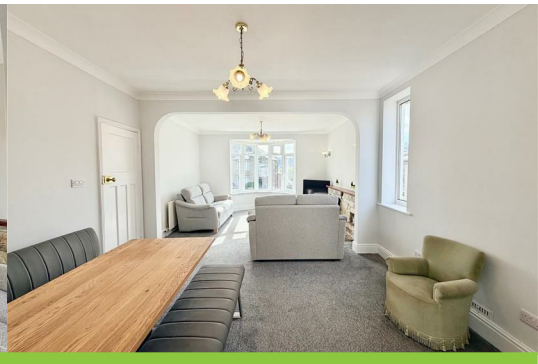
£425,000

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Spacious 4-bedroom detached bungalow sitting on a corner plot, comprising a beautifully-fitted kitchen, a good-sized lounge/diner, conservatory, 3 double bedrooms, one featuring an ensuite shower room, a dressing room/study and family bathroom. The property has a detached garage and driveway in a very convenient location, within easy reach of local amenities. The roof was replaced 2 years' ago and the property was re-wired at the same time. Vacant possession with no onward chain.







VICARAGE ROAD, PLYMPTON, PLYMOUTH PL7 4JU

DESCRIPTION
A spacious, surprisingly versatile 4-bedroom detached bungalow occupying a lovely corner plot in a convenient, established position. Offered for sale with no onward chain, this is a home that combines generous accommodation with easy-to-maintain manageable gardens, excellent parking and a location that puts everyday amenities close at hand. The property has a welcoming feel with its attractive, rendered exterior, mature planting and established gardens giving it plenty of character and privacy. The corner position also provides a feeling of space around the property. Inside, the accommodation is particularly flexible with a generous lounge/diner providing a comfortable heart to the home whilst the beautifully-fitted Magnet kitchen offers an impressive range of contemporary dark-blue cabinetry with contrasting Silestone work surfaces and excellent storage. The adjoining conservatory creates another useful reception space and provides connection with the outside rear courtyard.

There are 3 good-sized double bedrooms, with the 3rd benefiting from its own, modern ensuite shower room. A further dressing room/study provides valuable additional space and could easily adapt to suit individual requirements, whether as a home office, dressing room or an occasional 4th bedroom, with a modern family bathroom completing the main accommodation. Outside, the gardens have been designed for low maintenance, incorporating paved areas, established borders and attractive planting. There is also a detached garage together with a private drive providing useful off-road parking and additional storage. The property occupies a particularly convenient position for access to Plympton's wide range of local amenities, shops, schools and transport links making it an appealing choice for families or a more mature couple looking to downsize - or anyone seeking the convenience of flexibility that a detached bungalow can provide. With its generous accommodation, excellent kitchen, useful additional rooms, garage, parking and corner position, this is a bungalow that offers considerably more than first meets the eye and an early viewing is highly recommended.

ACCOMMODATION
Covered entrance with part-glazed wood front door with leaded-light side windows opening into the entrance hall.

ENTRANCE HALL 6'11" x 6'11" + 10'11" x 2'9" corridor (2.13m x 2.13m + 3.35m x 0.86m corridor)
Hatch with retractable aluminium ladder to fully-insulated large roof space with light. Door opening to an inner hall which leads to two of the bedrooms and the study/dressing room. From the hallway and the inner hall original doors lead off to all rooms.

LOUNGE/DINER 21' 10 x 13'2 (6.40m 3.05m x 4.01m)
uPVC double-glazed bay window overlooking the front. uPVC double-glazed window to the side. Feature stone fireplace extending to one side of the TV stand. Fitted gas fire (not tested). Sliding double-glazed patio door opening to the conservatory.

CONSERVATORY 14'9 x 9'6 (4.50m x 2.90m)
uPVC double-glazed window surround. Door to a utility cupboard which is plumbed for a washing machine and has an extractor fan. uPVC double-glazed sliding patio door opening to the rear garden. Small-pane fully-glazed door opening to the kitchen.

KITCHEN 18'11 x 9'4 (5.77m x 2.84m)
This is a fabulous, Magnet fitted kitchen in dark blue, with Silestone tops, comprising eye-level wall cupboards including a display cupboard, full-length larder cupboards with trolley racks and storage shelving. There are matching base cupboards and drawers including pan drawers, a double-drainer Belfast porcelain sink unit with mixer tap and uPVC double-glazed window over. Integrated 4-ring induction hob with extractor canopy over and electric Neff oven with 'slide & hide' door. Integrated fridge and freezer with matching door fronts. One of the base cupboards has plumbing behind for a dishwasher if required. Cupboard with matching door front housing the gas boiler.

BEDROOM ONE 13'1 x 12'7 (3.99m x 3.84m)
uPVC double-glazed bay window overlooking the front. Picture rails.

FAMILY BATHROOM 7'4 x 5'6 (2.24m x 1.68m)
Fully-tiled and fitted with a 3-piece white suite comprising a panel bath with electric shower over, pedestal wash handbasin and low-level wc. Extractor fan.

BEDROOM TWO 13'1 x 9'3 (3.99m x 2.82m)
uPVC double-glazed window overlooking the front.

BEDROOM THREE 11'1 x 8'10 (3.38m x 2.69m)
uPVC double-glazed window overlooking the rear.

ENSUITE SHOWER ROOM 7'9 x 3'10 (2.36m x 1.17m)
Fitted with a 3-piece suite comprising a fully-tiled shower cubicle with system shower, vanity wash handbasin with mixer tap and cupboards below and low-level wc. Chrome heated towel rail. Extractor fan.

STUDY/DRESSING ROOM 11'8 x 7'6 (3.56m x 2.29m)
Fitted wardrobes along one wall with mirrored, sliding doors, shelving and hanging rails. Ceiling light tunnel.

OUTSIDE
To the front there are paved pathways running along the front and side of the property providing easy access to all sides. The front of the property is fully enclosed by established hedging and hedgerows and laid to lawn with palm trees and an octagonal timber garden room. Along the side of the property a boundary is formed by a solid block wall with a timber fence over the top giving additional privacy, together with bushes, shrubs and a palm tree. To the rear of the property there are easy-to-maintain areas of garden with a gate opening to a paved, enclosed rear courtyard, where there is a further timber shed and an outside cold water tap. A wrought iron gate gives access to a driveway with off-road parking for one car, which leads to the detached garage.

GARAGE
Remote up-&-over door. Power and light. Courtesy door opening to the rear courtyard.

COUNCIL TAX
Plymouth City Council
Council Tax Band: D

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

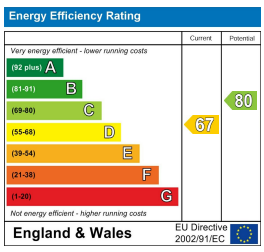
Area Map

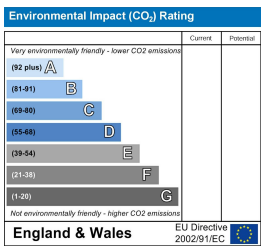


Floor Plans



Energy Efficiency Graph





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