Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



10 Butt Park Road

Honicknowle, Plymouth, PL5 3NW

£230,000

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Well-presented semi-detached house in a convenient location, close to local shops, schools and amenities. The property benefits from gas central heating and uPVC double-glazing with easy-to-maintain, attractive gardens and is offered with no onward chain.







SUMMARY

Well-presented semi-detached house situated in a highly convenient position, with a range of local shops and everyday amenities as well as local schools mostly within a short walking distance. The property is presented in very good order throughout and provides well-proportioned accommodation, ideally suited to families, couples or those looking for a comfortable home in a convenient location. The property has a welcoming entrance hall with access to a downstairs cloakroom/WC together with a spacious lounge and separate dining room, with the kitchen providing useful work and preparation space. To the first floor there are three good-sized bedrooms, including two particularly generous double bedrooms, and a family bathroom fitted with both a shower and a bath. Outside, the property benefits from well-maintained easy care gardens providing pleasant areas for sitting and entertaining together with a useful outside store. The garden is mainly south-west facing, therefore enjoys most of the summer day's sunshine. Further benefits include gas central heating and uPVC double-glazing and the advantage of being offered for sale with no onward chain.

BUTT PARK ROAD, HONICKNOWLE, PLYMOUTH PL5 3NW

ACCOMMODATION

Covered entrance with uPVC double-glazed front door opening into the entrance hall.

ENTRANCE HALL 13'7 x 4' (4.14m x 1.22m)

A light, spacious entrance hall with a cupboard housing the gas meter. Stairs rising to the first floor. Obscured-glass uPVC door opening to the side and rear garden.

DOWNSTAIRS WC

Fully-tiled and fitted with a white low-level suite. Obscured uPVC double-glazed window. Electric consumer unit.

LOUNGE 17'11 x 12'01 (5.46m x 3.68m)

uPVC double-glazed bay window overlooking the front. Fitted gas fire.

DINING ROOM 10' x 9'4 (3.05m x 2.84m)

uPVC double-glazed sliding patio doors opening to the rear garden.

KITCHEN 10' x 9'6 (3.05m x 2.90m)

This is well-fitted with a range of units comprising eye-level wall cupboards with matching base cupboards and drawers, including a roll-edged laminate work surface over and a tiled surround, incorporating a one-&-a-half drainer composite sink unit with mixer tap and uPVC double-glazed window overlooking the rear garden. Integrated 4-ring gas hob with electric oven below and extractor canopy over. Plumbing for washing machine and dishwasher.

FIRST FLOOR LANDING 9'8 x 4'4 (2.95m x 1.32m)

uPVC double-glazed window. Hatch, with a pull-down wooden ladder, opening to the boarded, insulated loft space with light and housing the condensing gas boiler.

BEDROOM ONE 14'02 x 9'11 (4.32m x 3.02m)

uPVC double-glazed window overlooking the front.

BEDROOM TWO 13'8 x 8'5 (4.17m x 2.57m)

uPVC double-glazed windows overlooking the rear. Built-in linen cupboard with slatted shelving. Set of wardrobes.

BEDROOM THREE 10' x 6'5 (3.05m x 1.96m)

uPVC double-glazed window overlooking the front. Recessed storage area.

BATHROOM 8'9 x 5'9 (2.67m x 1.75m)

Fully-tiled to walls and floor and fitted with a 4-piece suite comprising panel bath with mixer tap and shower head attachment, pedestal wash handbasin with mixer tap and low-level wc. Shower cubicle with electric shower. Obscured-glass uPVC double-glazed window.

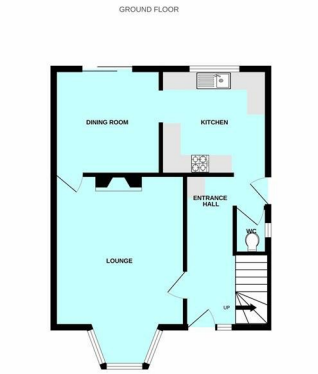
OUTSIDE

To the front is a very neat, tidy, low-maintenance garden laid to artificial lawn, with sleeper-edged border. A concrete print pathway leads from the gate up to the front door and to a gate giving access to the side and rear gardens. There are also double gates to the front which open onto a decorative stone chipping hardstanding. The gate opening to the side gives access to a good-sized storage shed with power and light. The rear garden is fully enclosed and laid to well-maintained timber fences and a rendered wall, giving a good level of privacy.The garden is laid to patios, artificial lawns and a sleeper-edged border, with a mature plum tree. There is also a timber-built summer house, an outside tap and light.

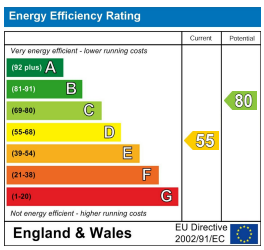
Area Map

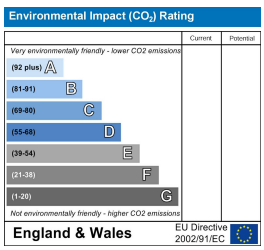


Floor Plans



Energy Efficiency Graph





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