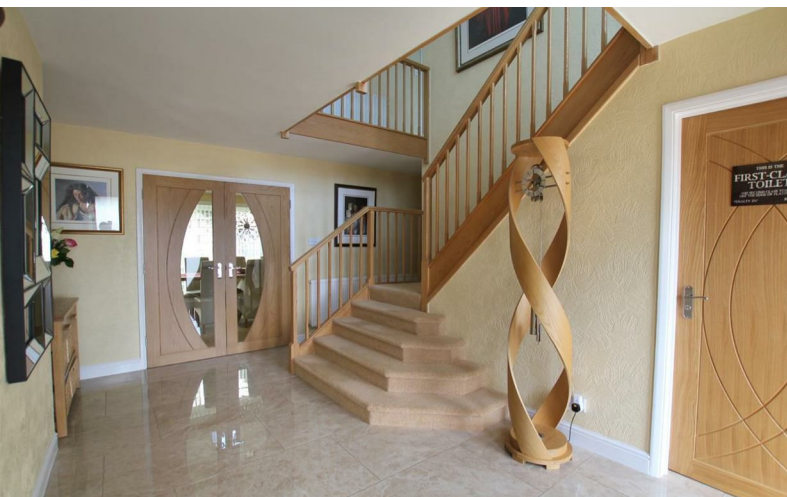




## 26 Earls Wood Drive

Earlswood, Plymouth, PL6 8SF

£645,000



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## 26 EARLS WOOD DRIVE, PLYMOUTH PL6 8SF

### ACCOMMODATION

Covered entrance and walkway. Contemporary composite wood-effect double doors, with sail-shaped windows and glazed panels to either side, opening into the entrance hall.

### ENTRANCE HALL

**15'1 x 8'8 plus corridor (4.60m x 2.64m plus corridor)**

Bright, spacious entrance hallway with quality large-tiled floor. Sweeping steps and staircase with oak marquetry, balustrades and handrails rising to the first floor. Security alarm programmer. Quality oak doors leading to all rooms including double doors into the dining room which match the front door.

### DOWNSTAIRS CLOAKROOM

**5'6 x 4'3 (1.68m x 1.30m)**

Continuation of the tiled floor. Stone-tiled walls. 2-piece white suite comprising low-level wc and vanity wash handbasin with mixer tap and double cupboard below. Chrome-plated heated towel rail. Obscured-glass uPVC double-glazed window.

### DINING ROOM

**15'5 x 10'3 (4.70m x 3.12m)**

uPVC sliding double-glazed patio doors with fitted vertical blinds opening to the rear garden. Open plan access into the living room and kitchen.

### KITCHEN

**14'11 x 13'6 (4.55m x 4.11m)**

Well-fitted with an extensive range of quality units comprising eye-level wall cupboards and full-length larder cupboards with shelving, base cupboard with roll-edged laminate work surfaces over and tiled surrounds, incorporating a stainless-steel single-drainer sink unit with mixer tap. uPVC double-glazed window overlooking the rear garden. Island unit with matching cupboards and marble worktop. Space for a large range cooker. Fitted extractor canopy. Plumbing for dishwasher and American-style fridge/freezer. Large-tiled floor to match the entrance hall. Ceiling spotlighting. Contemporary radiator. Solid oak doors returning to the entrance hall. Matching door to the utility room.

### UTILITY ROOM

**14'11 x 13'6 (4.55m x 4.11m)**

Well-fitted with units matching the kitchen comprising eye-level wall cupboards, full-length larder cupboard with shelving, base cupboard with roll-edged laminate work surfaces over and tiled surrounds, incorporating a stainless-steel single-drainer sink unit with mixer tap. uPVC double-glazed window overlooking the front. Plumbing for washing machine. Space for tumble dryer. Ample space for further appliance if required. Continuation of the large-tiled floor. Spotlighting. Gas boiler serving the central heating and domestic hot water. Secondary wall-mounted security alarm programmer. uPVC obscured-glass double-glazed door providing side access to a timber deck walkway through to the rear. uPVC double-glazed door opening to the front.

### LIVING ROOM

**22'8 x 13'8 (6.91m x 4.17m)**

A very bright, spacious triple aspect room with a large uPVC double-glazed patio door opening to the front, uPVC double-glazed window to the side and matching uPVC

double-glazed sliding patio doors opening into the conservatory/garden room. Spotlighting. Natural stone surround fireplace with 'Living Flame' contemporary fitted gas fire inset.

### STUDY

**11'11 x 9'10 (3.63m x 3.00m)**

uPVC double-glazed window overlooking the front. Media points.

### CONSERVATORY/GARDEN ROOM

**23'11 x 21'7 (7.29m x 6.58m)**

A substantial room with uPVC double-glazed windows and doors and a glass atrium-style roof. Tiled floor throughout. Wood-burning stove & 3 radiators. In one corner of the room there is a bar constructed in glass bricks with a marble bar top and matching marble work surface with cupboards below and a round bowl sink unit with mixer tap. This room is very well-supplied with power points and lighting. A set of uPVC double-glazed sliding patio doors opening to the garden. A further set of uPVC double-glazed French doors open to a uPVC part double-glazed and part open covered area with a large 12-person hot tub (not included).

### FIRST FLOOR GALLERIED LANDING

**15'1 x 11'8 + hallway (4.60m x 3.56m + hallway)**

Oak balustrade, galleried landing with a large uPVC double-glazed sliding patio door opening onto a balcony and shedding ample light onto the landing area. Large storage cupboard with slatted shelving. Ceiling spotlighting. Hatch to substantial insulated roof space.

### MASTER BEDROOM

**17'3 x 11'10 (5.26m x 3.61m)**

uPVC double-glazed triple window sliding patio door opening onto the balcony, overlooking the front with far-reaching views across surrounding countryside. Ceiling spotlighting. White panel door opening to the dressing room.

### DRESSING ROOM

**7'9 x 6'11 (2.36m x 2.11m)**

An internal door opens to reveal a connecting door to the adjoining annexe. White panel door opening to the ensuite shower room.

### ENSUITE SHOWER ROOM

**7'9 x 6'1 (2.36m x 1.85m)**

Fitted with a 3-piece white suite comprising double shower cubicle with system shower, overhead rose and hose, vanity wash handbasin with mixer tap and storage below and concealed-unit low-level wc. Chrome-plated heated towel rail. Fully-tiled walls and floor. uPVC obscured-glass double-glazed window. Ceiling spotlighting.

### BEDROOM TWO

**14'3 x 11'11 (4.34m x 3.63m)**

uPVC double-glazed windows overlooking the front with far-reaching views over Plymouth woods and surrounding countryside. Fitted furniture comprising triple wardrobe and 5-drawer chest.

### BEDROOM THREE

**13'9 x 13'7 (4.19m x 4.14m)**

uPVC double-glazed window overlooking the rear. Fitted suite of furniture comprising 4 double wardrobes, 5-drawer chest, further integrated 4-drawer chest and double cupboard and a 6-drawer dressing table.

Tel: 01752 401128



## BEDROOM FOUR

10'7 x 10'4 (3.23m x 3.15m)

uPVC double-glazed window overlooking the rear garden. Built-in double wardrobe with sliding mirrored doors, hanging rail and shelving.

## BATHROOM

10'1 x 8'11 (3.07m x 2.72m)

A very well-appointed bathroom suite comprising a 5-piece suite with a deep-fill bath with central taps, mixer tap and spray hose, large curved corner shower cubicle with glass screens, rail and curtain and low-level wc. Matching 'his & hers' scalloped wash handbasins with mixer tap. Contemporary chrome-plated heated towel rail. Fully-tiled walls, floor and bath surround. Spot lighting. uPVC obscured-glass double-glazed window.

## ANNEXE

This has its own entrance so can be completely self-contained although there is also a courtesy door from bedroom one of the main house. From outside, there is a uPVC contemporary-style front door into an entrance hall.

## ENTRANCE HALL

Stairs rising to the first floor. Wall-mounted security alarm programmer.

## FIRST FLOOR LANDING AREA

uPVC double-glazed window. White panel doors leading to all rooms.

## OPEN PLAN KITCHEN/DINER

17'10 x 13'11 (5.44m x 4.24m)

uPVC double-glazed window overlooking the front with views across Plym woods and surrounding countryside. The kitchen is well-fitted with a range of units comprising eye-level wall cupboards, matching base cupboards and drawers with roll-edged laminate work surfaces over, incorporating a one-&-a-half drainer sink unit with mixer tap and tiled surrounds. Integrated fridge with matching door front. Integrated washing machine and tumble dryer with matching door fronts. Space for further appliances. Ample space for a dining table and chairs. Spot lighting to the kitchen area.

## LIVING ROOM

14'8 x 11'8 (4.47m x 3.56m)

uPVC double-glazed sliding patio doors opening to a balcony with views across Plym woods and beyond.

## BEDROOM ONE

11'11 x 11'8 (3.63m x 3.56m)

uPVC double-glazed sliding patio door opening onto a large timber deck with balustrades to either side, overlooking the lower area of garden. The decking leads onto the top area of garden. Wall-mounted security alarm programmer.

## BEDROOM TWO

10'3 x 8'10 going to 14'5 (3.12m x 2.69m going to 4.39m)

uPVC double-glazed window overlooking the rear. Fitted triple wardrobe. Fitted dressing table with 3-drawer chest. Shelf with mirror over.

## BATHROOM

10'1 x 8'11 (3.07m x 2.72m)

Fitted with a 3-piece white suite comprising a tiled, panelled bath with system shower and screen, pedestal wash handbasin and low-level wc. Fully-tiled walls and floor. Shaver point. Extractor fan. Ceiling spot lighting.

## OUTSIDE

To the front there is a substantial tarmac drive which offers ample parking for several vehicles and provides access to the double garage. There is a large area of garden which is very well-stocked with mature flowers, shrubs and trees and a covered walkway to the front of the garage and front door. To the far end of the drive there is gated access to a more secure parking/patio area which is fully-enclosed by fencing and laid to paving. Directly behind the garage there is a covered area which is ideal for dry storage. Access along both sides of the property with steps leading up to a side area of garden. The rear garden is 2-tiered with the lower level laid to paving and a pond with a feature rockery waterfall. There are steps to the top garden which is laid to lawn with a large decking area, a thatched gazebo and a summer house. The gardens are laid to lawn with a large timber deck, all enclosed by mature boundaries laid to shrubbery and trees. Outside toilet.

## DOUBLE GARAGE

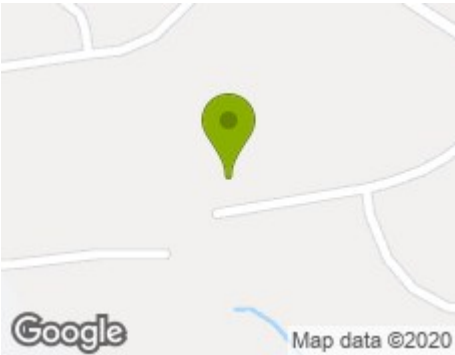
Remote up-&-over door. Ample power and light. Courtesy door opening to a rear workshop.

## WORKSHOP

Fitted with base cupboard, drawer units and matching wall units. Ample power and light. uPVC double-glazed obscured-glass window. Matching uPVC double-glazed obscured-glass door opening onto the garden.



Road Map



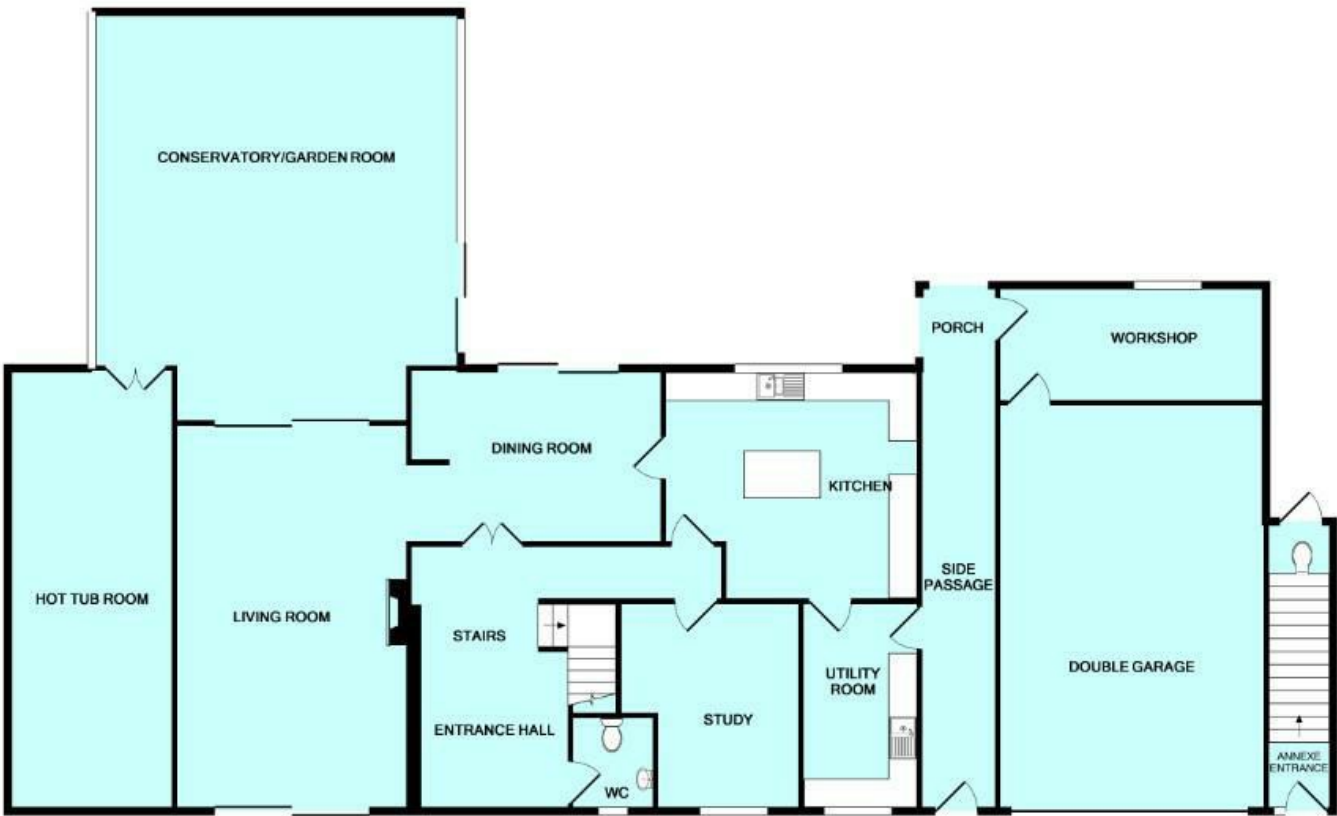
Hybrid Map



Terrain Map



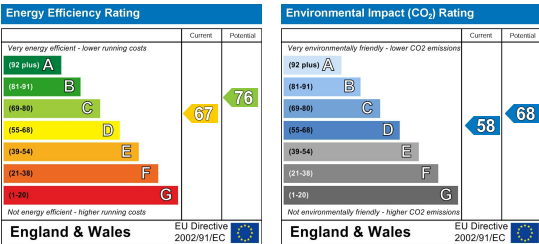
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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