



293 Dean Cross Road

Plymstock, Plymouth, PL9 7AZ

£325,000



Characterful 1930s semi-detached house presented in very good order, benefiting from gas central heating & uPVC double-glazing. There are 3 reception rooms, with lounge, dining room & extended sun lounge, fitted kitchen & downstairs cloakroom whilst on the first floor there are 4 bedrooms & the family bathroom. Parking for several vehicles. South-facing landscaped rear garden. Close to local shops and amenities.



293 DEAN CROSS ROAD, PLYMSTOCK, PLYMOUTH PL9 7AZ Accommodation (Accommodation)

Covered entrance with attractive double-glazed front door into the entrance porch.

ENTRANCE PORCH 5'10" x 5'7" (1.78 x 1.70)

Original mosaic quarry-tiled floor. Half-panelled surrounds. Original obscured-glass door with matching side panels into the entrance hall.

ENTRANCE HALL 21'3" x 5'10" (6.48 x 1.78)

Wood floor. Dado rail. Stairs rising to first floor with original bannister rails and under-stairs storage. Original doors to lounge and dining room.

CLOAKROOM

Fitted with a 2-piece white suite comprising low-level wc and wash handbasin. Small uPVC obscured-glass double-glazed opening window. Wall-mounted consumer unit.

LOUNGE 16'0" x 13'11" (4.88 x 4.24)

uPVC double-glazed bay window overlooking the front. Original feature fireplace surround with marble hearth and 'Living Flame' coal-effect gas fire inset. Picture rails.

DINING ROOM 13'10" x 12'11" (4.22 x 3.94)

Original fireplace surround and tiled hearth with open fire. Original built-in dresser with cupboard below and glazed display cupboard with shelving over. Picture rails. Serving hatch to the kitchen.

KITCHEN 11'6" x 9'10" (3.51 x 3.00)

Well-fitted with a modern range of high-gloss units comprising eye-level wall cupboards, base cupboards and drawers with roll-edged laminate work surfaces over with tiled surround and incorporating a 1½ drainer white porcelain sink with mixer tap and uPVC double-glazed window over. Gas and electric cooker points. Fitted stainless-steel extractor canopy. Plumbed for washing machine and dishwasher. Space for fridge/freezer. Feature tiled floor. Wall-mounted gas boiler serving the central heating and domestic hot water. Obscured-glass fully-glazed door opening to the conservatory/sun lounge.

CONSERVATORY/SUN LOUNGE 19'1" going to 8'9" x 13'6" maximum measurement (5.82 going to 2.67 x 4.11 maximum measurement)

Wrap-around 'L'-shaped room which enjoys a sunny south-facing aspect. Fully-tiled floor. uPVC double-glazed windows overlooking the garden. uPVC French doors opening onto the garden.

FIRST FLOOR LANDING 16'8" x 9'0" at widest point (5.08 x 2.74 at widest point)

uPVC double-glazed window. Dado rails. Hatch to fully-insulated, part-boarded roof space. Original doors leading to all rooms.

BEDROOM ONE 16'0" x 10'10" (4.88 x 3.30)

uPVC double-glazed bay window overlooking the front over Dean Cross Park with distant views to Plymouth beyond. Fitted suite of furniture comprising 2 double wardrobes, corner and single wardrobe and a 9-drawer chest unit with overhead storage cupboards. Picture rails.

BEDROOM TWO 13'11" x 13'0" (4.24 x 3.96)

uPVC double-glazed window overlooking the rear with views across Plymstock and Burrow Hill. Built-in original double wardrobe with overhead storage cupboard. Picture rails.

BEDROOM THREE 11'4" x 9'9" (3.45 x 2.97)

Double aspect with 2 uPVC double-glazed windows providing views across Plymstock toward Jennycliff and Burrow Hill.

BEDROOM FOUR 9'0" x 6'9" plus door recess (2.74 x 2.06 plus door recess)

uPVC double-glazed window overlooking the front. Built-in storage cupboard. Picture rails.

BATHROOM 9'7" into shower x 5'3" (2.92 into shower x 1.60)

A fully-tiled bathroom which has been recently re-furnished and is fitted with a 4-piece suite comprising an enamelled cast iron bath with mixer tap and shower head attachment, vanity wash handbasin with mixer tap and double cupboard below, low-level wc and shower cubicle with system shower and glass screen door. Fitted mirrored bathroom cabinet. Obscured-glass uPVC double-glazed window. Contemporary-style heated towel rail.

OUTSIDE

To the front there is a long frontage with a pillared entrance into the private drive, which has hedgerow borders and is laid to stone chippings with parking for at least 6 cars. Access along the side of the property with a timber gate opening to the rear garden. This is fully-enclosed with close-boarded fencing to one side and a hedgerow forming the boundaries. The garden is south-facing and approximately 90' long, with a sizeable patio area directly to the rear of the house leading down onto a lawn, in turn through to a colourful bed laid to flowers, shrubs and bushes and where there is a pond. A pathway leads the length of the garden with an arched trellis through to the rear where there is a low-maintenance area laid to slate chippings, a hazel and apple tree. A brick-paved enclosed area provides storage and includes a generous timber shed.

SUMMARY

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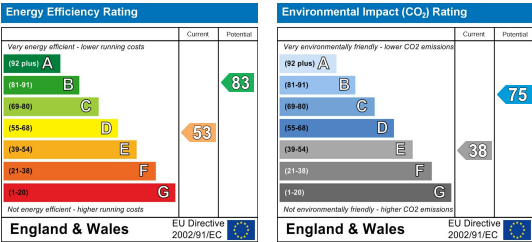
Area Map



Floor Plans



Energy Efficiency Graph



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