



3 The Old Wharf

Oreston, Plymouth, PL9 7NP

£360,000



A wonderful opportunity to purchase a property directly leading onto Hooe Lake. The accommodation comprises an entrance porch and hall, downstairs cloakroom/wc, modern fitted kitchen with appliances and a lounge leading to a conservatory on the ground floor. On the first floor there is a family bathroom and 3 bedrooms, with the master bedroom enjoying an ensuite shower room and a walk-out balcony. There is an integral garage, driveway and a lovely terraced low maintenance garden to the rear overlooking Hooe Lake and towards Radford Woods beyond. Double-glazing & gas central heating.



THE OLD WHARF, ORESTON, PL9 7NP

ACCOMMODATION

Access to the property is via the part double-glazed entrance door leading into the entrance porch.

ENTRANCE PORCH 5'9" x 3'0" (1.76 x 0.92)

Double-glazed window to the side elevation. Part glazed door leading into the kitchen.

KITCHEN 12'11" x 8'7" incl kitchen units (3.95 x 2.62 incl kitchen units)

Range of matching eye-level and base units with rolled-edge work surfaces. Inset one-&-a-half bowl single drainer sink unit with mixer tap. Built-in 5-ring gas hob with an extractor hood above. Electric double oven and grill. Built-in microwave. Integrated fridge. Slimline dishwasher. Built-in integral dishwasher. Concealed boiler. Inset ceiling spotlights. Double-glazed window to the front elevation. Stairs rising to the first floor. Courtesy door leading into the garage. Doorway leading into the downstairs cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC 5'2" x 2'9" (1.59 x 0.86)

Fitted with a low level toilet and a sink unit with a cupboard beneath. Built-in extractor.

LOUNGE 17'0" x 10'3" (5.20 x 3.14)

Lovely feature fireplace with inset 'Living Flame' gas fire. Wood-effect laminate floor. Double-glazed window to the rear elevation. Opening leading into the conservatory.

CONSERVATORY 9'4" x 7'0" (2.85 x 2.15)

Step leading down from the lounge into the conservatory. Mono-pitched polycarbonate roof. Full-length double-glazed windows to 3 elevations. Double doors leading out onto the side decking with steps leading down into the garden. There is a wonderful view from the rear elevation across Hooe Lake and towards Radford Park.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 13'6" x 8'11" (4.12 x 2.72)

Range of fitted bedroom furniture including full-length wardrobes, over-head storage units, bedside cabinets and displays. Double-glazed sliding patio doors leading out to the balcony providing a wonderful panoramic view across Hooe Lake and towards Radford Park and the surrounding district. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM 7'10" x 4'5" (2.39 x 1.35)

Comprising a Quadrant-style corner shower with sliding shower screen doors, low level toilet with a boxed-in cistern and sink unit with a cupboard beneath. Obscured double-glazed window to the rear elevation.

BEDROOM TWO 9'9" x 8'11" (2.99 x 2.72)

Double-glazed window to the front elevation.

BEDROOM THREE 7'10" x 6'3" (2.41 x 1.93)

Double-glazed window to the front elevation.

FAMILY BATHROOM 7'10" x 5'8" (2.40 x 1.74)

Comprising a panel bath with a tiled area surround, mixer tap and spray attachment, pedestal wash basin and a low level toilet. Built-in linen cupboard with a radiator.

GARAGE 18'0" x 8'0" (5.51 x 2.44)

Up-&-over door to the front elevation. Range of shelving. Power and lighting.

OUTSIDE

To the front of the property is the driveway leading to the garage. The front garden is laid to gravel with areas planted with mature shrubs. A pathway leads to the main front door. The rear garden is a lovely attractive terraced garden with steps leading down from the top section with planted borders. Below this is a central section laid to artificial grass and an attractive flowered backdrop. Further steps lead around to a gravelled sitting area overlooking Hooe Lake and the surrounding district.

COUNCIL TAX

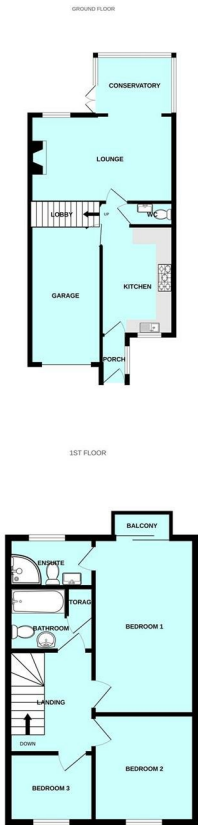
Plymouth City Council

Council tax band D

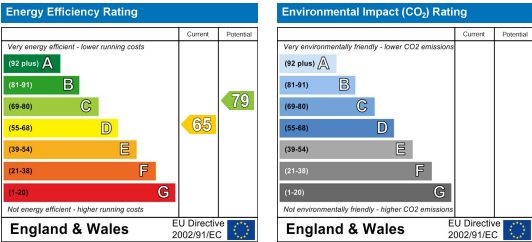
Area Map



Floor Plans



Energy Efficiency Graph



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