



## 14 Quarry Park Road

Plymstock, Plymouth, PL9 7BB

£399,950



Superbly-presented older-style bay-fronted house, which has been extended, in a convenient location, close to central Plymstock. The accommodation comprises an entrance hall, downstairs cloakroom/wc, open-plan lounge/dining room, beautifully-fitted kitchen with an island and a separate utility. There is also a ground floor office/hobbies room. On the first floor a landing provides access to 4 bedrooms, to include a master suite with an open-plan bathroom, plus a separate family bathroom. Externally there is gravel parking to the front and a garden to the rear. Double-glazing & central heating.



QUARRY PARK ROAD, PLYMSTOCK, PL9 7BB

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 12'3 x 6' (3.73m x 1.83m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor.

DOWNSTAIRS CLOAKROOM/WC 4'1 x 2'4 (1.24m x 0.71m)

Fitted with a wc and basin with a cupboard beneath. Partly-tiled walls. Obscured window to the front elevation.

LOUNGE 14' into bay x 11'8 (4.27m into bay x 3.56m)

Bay window to the front elevation. Chimney breast. Fitted flooring. Open-plan access through to the dining room.

DINING ROOM 18'2 x 11'10 (5.54m x 3.61m)

Ample space for a large dining table and chairs. Chimney breast with shelving either side. Fitted flooring.

KITCHEN 17'9 x 9'6 (5.41m x 2.90m)

A superb kitchen with feature vaulted ceiling with skylights. Range of matching cabinets and work surfaces to include an island. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Space for American-style fridge-freezer. Built-in NEFF oven and microwave. NEFF induction hob with an integral extractor. Integral AEG dishwasher. Wine fridge. Fitted flooring. Bi-folding doors to the rear elevation.

UTILITY ROOM 9'5 x 9'3 (2.87m x 2.82m)

A spacious utility room with French doors to the rear opening onto the garden. Base and wall-mounted cabinets with work surfaces. Dog shower with a tiled surround. Fitted flooring. Internal glazed door providing access to the office/hobbies room.

OFFICE/HOBBIES ROOM 16'4 x 9'4 (4.98m x 2.84m)

Obscured window to the side elevation.

FIRST FLOOR LANDING 9'2 x 6'1 incl stairs (2.79m x 1.85m incl stairs)

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE/MASTER SUITE 20'8 x 9'2 (6.30m x 2.79m)

A superb master suite, which is dual aspect, with a window to the front elevation with lovely views and an obscured window to the rear. Open-plan access through to the ensuite bathroom, which forms part of the suite. Within the bathroom is a free-standing slipper-style bath with floor-mounted mixer tap, walk-in shower with a fixed glass screen, basin and wc. Chrome towel rail/radiator. Tiled floor.

BEDROOM TWO 12'2 x 11'6 (3.71m x 3.51m)

Window to the front elevation with lovely views.

BEDROOM THREE 11'9 x 11'6 (3.58m x 3.51m)

Window to the rear elevation with views over the garden.

BEDROOM FOUR 8'1 x 6' (2.46m x 1.83m)

Window to the front elevation with lovely views.

FAMILY BATHROOM 6'3 x 6'1 (1.91m x 1.85m)

Comprising a bath with a shower system over and a tiled area surround, basin and wc. Chrome towel rail/radiator. Tiled floor. Partly-tiled walls. Obscured window to the rear elevation.

GARAGE 9'4 x 4' (2.84m x 1.22m)

Providing only a small storage space with a roller door to the front elevation. Power. Housing the gas boiler.

OUTSIDE

To the front, a gravel driveway provides off-road parking. There is an electric car charge point. The rear garden is laid to lawn plus composite decking, a covered barbecue area, mature apple tree and a timber shed. Outside power points.

COUNCIL TAX

Plymouth City Council  
Council tax band C

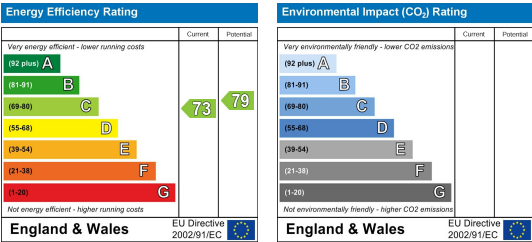
Area Map



Floor Plans



Energy Efficiency Graph



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