



1 Boston Close

Oreston, Plymouth, PL9 7NR

£565,000



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BOSTON CLOSE, ORESTON, PL9 7NR

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

13'4 x 5'4 (4.06m x 1.63m)

Recessed cloak/shoe cupboard. Tiled floor. Stairs rising to the first floor accommodation. Doors providing access to the ground floor accommodation.

KITCHEN/DINER

25'8 x 15'11 at widest point (7.82m x 4.85m at widest point)

An open-plan room with ample space for dining. Polished floor tiles throughout. Kitchen island with breakfast bar. Range of matching cabinets with Silestone work-tops, including the island and breakfast bar. Inset one-&-a-half bowl sink with a mixer tap. Built-in double oven, grill and microwave. Separate hob with a cooker hood above situated within the island. Integral fridge and freezer. Integral dishwasher. Inset ceiling spotlights. Dual aspect with windows with fitted blinds to 2 elevations. To the rear, there is open-plan access into the garden room.

GARDEN ROOM

13'6 x 12'7 (4.11m x 3.84m)

Tiled floor. Bi-folding doors to 2 elevations overlooking and leading to the garden. Feature lantern-style skylight. Inset ceiling spotlights.

UTILITY ROOM

9'4 x 9' incl under-stairs cupboard (2.84m x 2.74m incl under-stairs cupboard)

Base and wall-mounted cabinets with matching fascias, work surfaces and matching splash-back. Stainless-steel single drainer sink. Cupboard housing the gas boiler. Under-stairs storage cupboard. Tiled floor. Window to the rear elevation.

DOWNSTAIRS CLOAKROOM/WC

5'8 x 3'6 (1.73m x 1.07m)

Fitted with a wc and a wall-mounted basin with a tiled splash-back. Tiled floor. Wall-mounted consumer unit.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Stairs continuing to the top floor.

LOUNGE

16' x 15'8 (4.88m x 4.78m)

A dual aspect room with full-height windows to 2 elevations providing views towards Staddon Heights. Inset ceiling spotlights.

BEDROOM ONE

16'9 max width to wardrobe rear x 9'8 (5.11m max width to wardrobe rear x 2.95m)

Built-in wardrobes. Inset ceiling spotlights. Window to the rear elevation with water views. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

9'11 into shower x 6'1 (3.02m into shower x 1.85m)

Comprising an enclosed tiled shower, wc and basin. Wall-mounted chrome towel rail/radiator. Wall-mounted mirror. Inset ceiling spotlights. Obscured window to the rear elevation.

STUDY/BEDROOM FIVE

9'3 x 7'11 (2.82m x 2.41m)

Window with fitted blind to the front elevation.

TOP FLOOR LANDING

Providing access to the top floor accommodation. Loft hatch.

BEDROOM TWO

13'7 x 11'6 (4.14m x 3.51m)

A dual aspect room with a window to the front elevation and a Velux skylight to the side elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

6'11 x 4'2 (2.11m x 1.27m)

Comprising an enclosed shower, wc, and pedestal basin. Wall-mounted chrome towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights.

BEDROOM THREE

11'10 x 9'7 (3.61m x 2.92m)

Window to the rear elevation with lovely water views.

BEDROOM FOUR

9'3 x 7'11 (2.82m x 2.41m)

Window to the front elevation.

FAMILY BATHROOM

9'1 x 6'1 (2.77m x 1.85m)

Comprising a bath, pedestal basin and wc. Wall-mounted chrome towel rail/radiator. Airing cupboard with slatted shelving housing the hot water cylinder. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

GARAGE

19' x 9'6 (5.79m x 2.90m)

Up-&-over remotely operated door to the front elevation. Partly-glazed side access door. Pitched roof providing overhead storage. Power and lighting.

OUTSIDE

To the front a driveway runs alongside the property providing parking and access to the garage. The rear garden has been landscaped with areas laid to paving and artificial grass together with raised beds featuring seating plus an illuminated water feature. There are outside power points, outside lighting and an outside tap.

COUNCIL TAX

Plymouth City Council

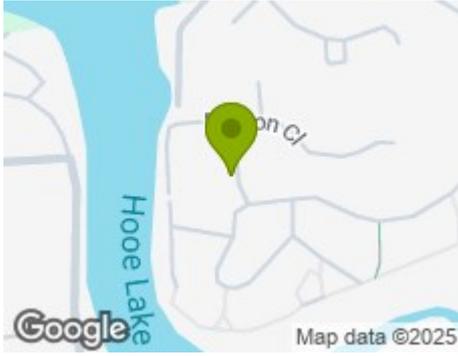
Council tax band F

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



Road Map



Hybrid Map



Terrain Map



Floor Plan

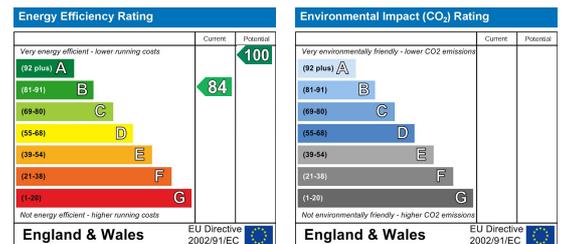


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Viewing

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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