



13 Berry Park Road

Plymstock, Plymouth, PL9 9AG

£375,000



Detached double bay-fronted bungalow in a highly sought-after location with a stunning sunny-facing rear garden. The accommodation is immaculate & briefly comprises an entrance hall, bay-fronted lounge, separate dining room, triple aspect kitchen to the rear, 2 double bedrooms & a beautiful bathroom. The garage has been converted into a salon/studio room. Driveway. Gardens. Double-glazing & central heating.



BERRY PARK ROAD, PLYMSTOCK, PLYMOUTH PL9 9AG

ACCOMMODATION

Front door, with feature leaded, stained glass, opening into the hall.

HALL

Providing access to the accommodation. Coved ceiling.

LOUNGE 14'5 into bay x 13'5 (4.39m into bay x 4.09m)

uPVC double-glazed square bay window to the front elevation. Coved ceiling. Chimney breast with a fireplace comprising a polished stone surround, hearth and fitted 'Living Flame'-style gas fire.

DINING ROOM 12' x 11'11 (3.66m x 3.63m)

uPVC double-glazed window to the rear elevation. Coved ceiling.

KITCHEN 12'6 x 9'1 (3.81m x 2.77m)

Beautifully fitted with a range of base and wall-mounted cabinets with matching fascias and tiled splash-backs. Corian work surfaces including a moulded sink unit with mixer tap above. Built-in double oven and separate hob with a cooker hood above. Integral fridge and freezer. Integral washing machine. Spot lighting. Triple aspect with uPVC double-glazed windows to both sides and sliding uPVC double-glazed doors to the rear opening onto the garden.

BEDROOM ONE 14'5 into bay x 13'4 (4.39m into bay x 4.06m)

uPVC double-glazed square bay window to the front. Coved ceiling.

BEDROOM TWO 12'1 max x 10'5 (3.68m max x 3.18m)

uPVC double-glazed window to the rear overlooking the garden. Coved ceiling. Built-in airing cupboard with slatted shelving, housing the Vaillant gas boiler. Hatch with pull-down ladder to partly-boarded loft with power and lighting.

BATHROOM 8'5 x 5'9 (2.57m x 1.75m)

Comprising a roll-top claw-&-ball-footed bath with a mixer tap, separate shower with a built-in shower system and curved glass screen, wash handbasin with a cabinet beneath and matching wall cabinet with mirrored doors above and wc. Fully-tiled walls. Panelled ceiling with spot lighting. uPVC double-glazed window to the rear with feature leaded, stained glass which matches the front door.

GARAGE 14'2 x 6'10 (4.32m x 2.08m)

Detached garage which has been utilised as a studio/salon. Spot lighting. Electric heater. uPVC double-glazed window to the rear. The up-&-over door is still in place so the room could be returned for use as a garage very easily if required.

OUTSIDE

Beautifully-landscaped exterior with natural stone paving to the front. Artificial grass lawn. A resin driveway provides parking and runs alongside the bungalow, accessing the garage. uPVC sub-floor access door. Security light over the garage. The driveway continues around the side and rear of the property. The rear garden is also beautifully-landscaped with areas laid to lawn, shrub and flower beds and natural stone paving. Outside power. Outside tap. Outside lighting.

COUNCIL TAX

Plymouth City Council
Council tax band D

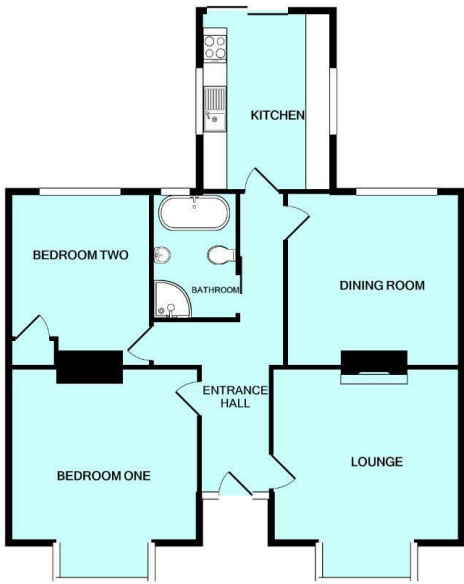
SERVICES

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

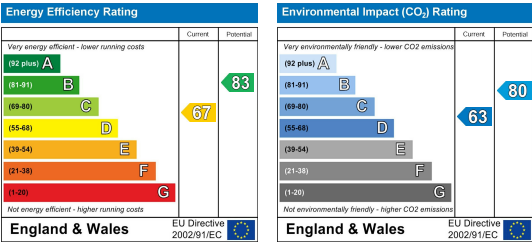
Area Map



Floor Plans



Energy Efficiency Graph



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