



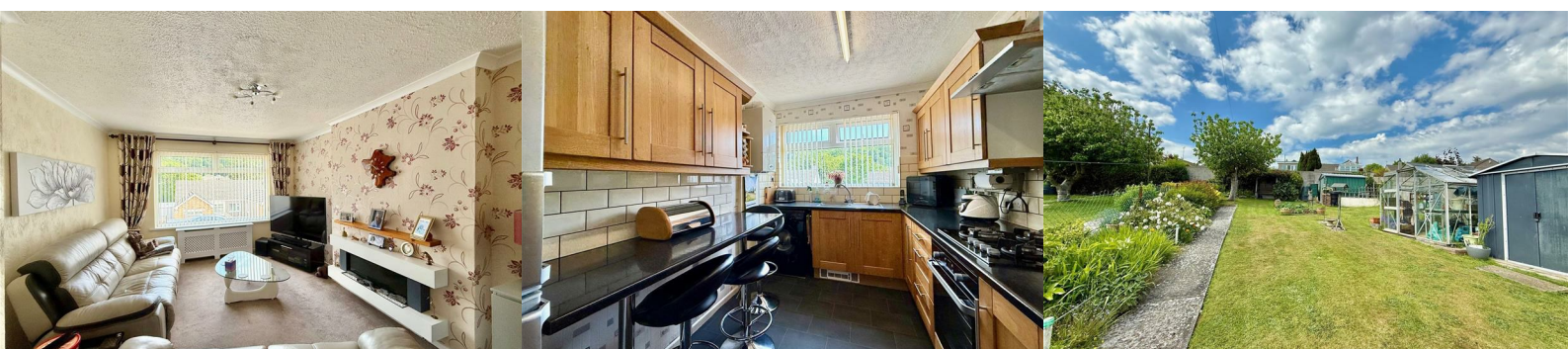
31 Shute Park Road

Plymstock, Plymouth, PL9 8RB

£335,000



Superb & spacious semi-detached bungalow in a highly popular position. The accommodation has been extended & briefly comprises an entrance & inner hallway, lounge with separate dining room, kitchen, garden room overlooking & opening onto the rear garden, 2 bedrooms & bathroom on the ground floor. Within the converted roof space is a generous double bedroom. Outside is a conservatory, garage, driveway & car port. There are gardens to the front & rear. Double-glazing & central heating.



SHUTE PARK ROAD, PLYMSTOCK, PL9 8RB

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 6'8 x 6'5 (2.03m x 1.96m)

Providing access to the accommodation and the inner hallway.

INNER HALLWAY

Providing access to the remaining accommodation. Inset ceiling spotlights.

LOUNGE 16'8 x 12' (5.08m x 3.66m)

Chimney breast. Wall-mounted 'flame-effect' electric fire. Window with fitted blind to the front elevation. Archway opening into the dining room.

DINING ROOM 11'6 x 10'7 (3.51m x 3.23m)

A spacious dining room with ample space for table and chairs. Staircase ascending to the converted roof space. Further doorway leading back into the inner hallway.

KITCHEN 12'1 x 7'7 (3.68m x 2.31m)

Range of base and wall-mounted cabinets with oak fascias, work surfaces and tiled splash-backs. Matching breakfast bar. Inset stainless-steel single drainer sink unit. Built-in oven. Inset 4-burner gas hob with a cooker hood above. Space for free-standing fridge-freezer. Space and plumbing for washing machine. Alcove with cupboard housing the electric meter and consumer unit with shelving above. Wall-mounted Worcester gas boiler. Window with fitted blind to the front elevation.

BEDROOM ONE 10'5 x 8'10 (3.18m x 2.69m)

Situated to the rear of the bungalow with a window with a fitted blind overlooking the garden. Range of built-in bedroom furniture.

BEDROOM TWO 11'5 x 7' (3.48m x 2.13m)

Window with fitted blinds to the side elevation.

GARDEN ROOM 14'6 x 7'6 (4.42m x 2.29m)

uPVC double-glazed French doors with full-height windows either side overlooking and opening onto the garden. Inset ceiling spotlights.

BATHROOM 9' x 5'5 (2.74m x 1.65m)

Comprising a bath, separate walk-in shower, basin with a cupboard beneath and wc. Mirrored bathroom cabinet. Fully-tiled walls. Obscured window to the side elevation.

BEDROOM THREE 16'2 x 8'9 (4.93m x 2.67m)

Situated within the converted roof space. 2 velux windows to the front elevation. Built-in wardrobe with hanging rail. Walk-in loft with lighting providing useful storage including some shelving and hanging rail.

CONSERVATORY 11' x 7'5 (3.35m x 2.26m)

Constructed in uPVC double-glazing and sliding aluminium double-glazed door. Stone tiled floor. Fitted blinds.

GARAGE 16'3 x 8'1 (4.95m x 2.46m)

Up-&-over door to the front elevation. Window to the rear elevation. Power and lighting.

OUTSIDE

Gates open onto a driveway providing ample off-road parking leading to a car port and the garage. Next to the garage a timber gate provides external access into the rear garden. Also to the front is an outside tap, sub floor access hatch. The front garden is hard landscaped for ease of maintenance being laid to chippings. The rear garden has a stone patio laid adjacent to the bungalow and conservatory. There is a pond with water feature beyond which the garden is mainly laid to lawn with bordering shrub and flower beds. There are pathways, 2 sheds and a greenhouse.

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

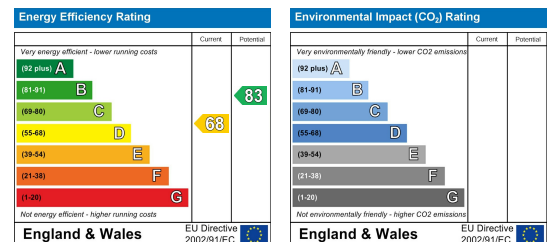


Floor Plans



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Energy Efficiency Graph



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