



## 89 Shortwood Crescent

Plymstock, Plymouth, PL9 8TL

£375,000



Located in central Plymstock and benefitting from the local amenities and schools is this extended detached bungalow. The accommodation comprises a modern fitted kitchen/breakfast room, lounge, feature dining/family room, 3 good-sized bedrooms & family bathroom. Externally there is off-road parking for a number of vehicles leading to the garage & to the rear, a lovely feature garden with attractive mature planting, pond, good-sized deck area with shed/workshop.



## SHORTWOOD CRESCENT, PLYMSTOCK, PL9 8TL

### ACCOMMODATION

Access to the property is gained via the part-glazed entrance door leading into the entrance vestibule.

### ENTRANCE VESTIBULE

Part-glazed inner door leading into the entrance hall.

### ENTRANCE HALL

Providing access to the accommodation. Loft hatch. Built-in storage cupboard.

### LOUNGE 17'8" x 12'2" (5.39 x 3.73)

A lovely-sized room with a double-glazed window to the front elevation. Inset feature fireplace with an electric fire. Folding double doors opening up into the dining/family room.

### KITCHEN/ BREAKFAST ROOM 11'10" x 10'10" incl kitchen units (3.63 x 3.32 incl kitchen units)

Series of contemporary-styled eye-level and base units with blackened granite work surfaces. Built-in breakfast bar. Inset one-&-a-half bowl sink unit with mixer tap. Built-in 5-ring gas hob with an extractor hood above. Adjacent built-in electric oven and microwave. Integrated dishwasher. Space and plumbing for a washing machine. Vertical radiator. 2 double-glazed windows to the side elevation. Part single-glazed door to the rear. Doorway leading into the dining/family room.

### DINING/FAMILY ROOM 21'1" x 10'0" (6.44 x 3.06)

Parquet-style wooden floor. Double-glazed window to the side elevation. French-style double doors with double-glazed full-length panels to the side providing a pleasant outlook and access out onto the rear garden.

### BEDROOM ONE 11'10" x 11'3" (3.63 x 3.43)

Double-glazed window to the front elevation.

Please note that this room is being used as a dressing room and has extensive open shelving and hanging areas with mirror-fronted doors to one unit

### BEDROOM TWO 10'10" x 8'7" (3.32 x 2.64)

Double-glazed window to the side elevation. 2 sets of fitted cupboards.

### BEDROOM THREE 8'9" x 8'7" (2.69 x 2.64)

Double-glazed window to the front elevation. Built-in desk unit with storage units and display cupboards.

### FAMILY BATHROOM 9'5" x 5'5" (2.89 x 1.67)

White modern 4-piece suite comprising a bath with a mixer tap and spray attachment, Quadrant-style corner shower with sliding shower screen door, shower unit and spray attachment, a sink unit with a vanity cupboard beneath and a low level toilet. Vertical towel rail/radiator. Tiled floor. Fully-tiled walls. 2 obscured double-glazed windows to the side elevation.

### GARAGE 15'8" x 9'10" at widest point (4.78m x 3.02m at widest point)

Roller door to the front. Power and lighting.

### SHED/WORKSHOP 23'5" x 17'5" (7.16m x 5.31m)

Detached timber building with power and lighting situated at the top of the garden and built-on a concrete base.

### OUTSIDE

At the front of the property there is an off-road parking area and drive leading to the garage providing ample parking for a number of vehicles. Adjacent to the parking area, is a lawned area of garden and steps and a path lead to the main entrance. The path continues through to the rear. The rear garden is a lovely feature of the property. There is a brick-paved sitting area with a pond and water feature adjacent to the rear of the bungalow. A central gravelled path extends to the decked area and a further path and steps adjacent to the garage lead up the side. The central part of the garden has a lawn together with mature trees and shrubs. Towards the end of the garden is an extensive decked area and large shed/workshop. Located behind this is an aluminium-framed 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

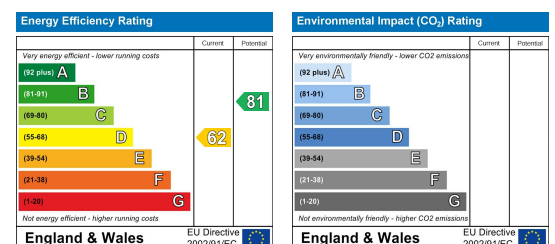


## Floor Plans



Made with Mergin Cloud

## Energy Efficiency Graph



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