Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



Trelawney Broad Park

Oreston, Plymouth, PL9 7QF

Offers Over £375,000

3 | 1 | 2 | D

An exceptional opportunity to acquire this detached bungalow situated in a fantastic position with southerly-facing rear garden with fantastic views over Hooe Lake towards Staddon Heights. The property is being sold with no onward chain. The accommodation briefly comprises an entrance hallway, extended living room, plus an additional sun lounge, kitchen/dining room, reception hall, 3 bedrooms & shower room. Garage. Double-glazing & central heating.







BROAD PARK, ORESTON, PL9 7QF

ACCOMMODATION
Front door opening into the entrance hall.

ENTRANCE HALL 6'1 x 5'4 incl cupboard (1.85m x 1.63m incl cupboard)
Providing access to the accommodation. Storage cupboard. Full-height cloak cupboard with hanging rail. Small obscured window to the front elevation.

LIVING ROOM 20'5 x 13'5 (6.22m x 4.09m)
A superb triple aspect room with a full-height window to the rear elevation plus windows to both side elevations providing views towards Hooe Lake and Staddon Heights. Stone-built fireplace with hearth incorporating a glass-fronted wood burner.

SUN LOUNGE 15'10 x 6'3 (4.83m x 1.91m)
Windows to 2 elevations to take advantage of the lovely views over the lake and towards Staddon Heights. Doorway leading to outside.

RECEPTION HALL 9'7 x 6'4 (2.92m x 1.93m)
Providing access to the accommodation.

KITCHEN/DINING ROOM 19'3 x 9'7 (5.87m x 2.92m)
Providing ample space for dining table and chairs. The kitchen area is fitted with base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Built-in oven and grill. Separate hob with a cooker hood above. Space for washing machine. Space for free-standing fridge-freezer. Wall-mounted Baxi gas boiler.

BEDROOM ONE 12'6 x 9'1 (3.81m x 2.77m)
2 windows to the rear elevation.

BEDROOM TWO 12' x 9'2 (3.66m x 2.79m)
A dual aspect room with windows to the front and side elevations.

BEDROOM THREE 10'5 x 5'11 (3.18m x 1.80m)
Window to the side elevation. Cupboard with slatted shelving.

SHOWER ROOM 10'1 x 5'2 (3.07m x 1.57m)
Comprising an enclosed tiled shower, basin and wc. Mirrored bathroom cabinet with integral lighting. Partly-tiled walls. Obscured window to the front elevation.

GARAGE 23'8 x 8'8 (7.21m x 2.64m)
Door to the front elevation. Power and lighting. Window to the rear elevation. Side access door.

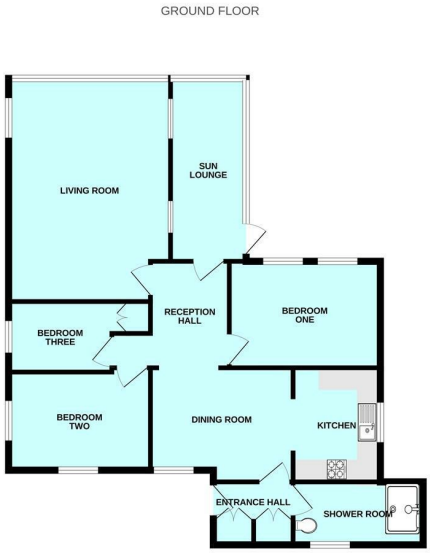
OUTSIDE
A tarmac driveway provides access to the property and parking in front of the garage. A timber gateway leads between the bungalow and the garage, accessing the rear garden. A further pathway leads around the other side elevation. Outside tap. The rear garden is a particular feature of the property and comprise a paved terrace running along the rear elevation providing a superb area to sit. There is a pergola with mature climbing clematis, plus a superb magnolia tree. From the terrace, there are views over Hooe Lake towards Staddon Heights. Beyond the terrace, the garden is laid to lawn, together with a pond and an extensive range of mature planting. There is also a timber summer house, small timber shed, 2 greenhouses, all interconnected by little pathways and paved areas.

COUNCIL TAX
Plymouth City Council
Council tax band D

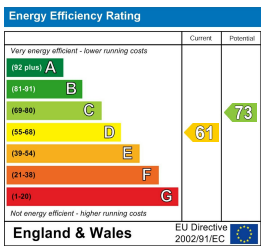
Area Map

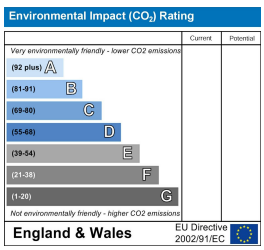


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752 401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk