Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

5 Daisy Park

Brixton, Plymouth, PL8 2FJ

Price Guide £550,000

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DAISY PARK, BRIXTON, PL8 2FJ

LOCATION

Brixton is a charming village situated in the South Hams, just five miles east of the historic city of Plymouth. The village is an excellent base for exploring the beautiful coast and countryside of South Devon, and is close to the stunning wilderness and pretty villages of the Dartmoor National Park. The lovely sandy beaches at Wembury are some three miles away, whilst the delightful waterside villages of Noss Mayo and Newton Ferrers are around ten minutes' drive. The village itself has good local amenities including the two-hundred-year-old St Mary's Church along with St Mary's primary school. There is also a well-frequented inn, and fish and chip shop, as well as an award-winning farm shop just two miles away.

The village has some very pretty views across the river Yealm, with all its facilities for sailing and boating and the vibrant city of Plymouth with its historic Barbican district is an easy twenty-minute drive direct on the A379.

SUMMARY

A beautifully-presented and highly desirable 4/5 bedroom executive house situated in a lovely location in a tucked-away position enjoying a south-westerly facing rear garden. The accommodation briefly comprises a triple aspect lounge, dual aspect open-plan kitchen/dining/family room, separate utility, study/optional bedroom five, downstairs cloakroom/wc, 4 first floor bedrooms, family bathroom and master ensuite shower room. Double garage & driveway with off-road parking. Double-glazing, central heating & owned solar panels.

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

13'8 x 8' to 12'3 x 3'4 at widest points (4.17m x 2.44m to 3.73m x 1.02m at widest points)

A spacious "L-shaped" room providing access to the ground floor accommodation. Staircase ascending to the first floor. Double cupboard housing the consumer unit. Amtico flooring.

DOWNSTAIRS CLOAKROOM/WC

6'35 x 3'1 (1.83m x 0.94m)

Fitted with a white wc and wash hand basin. Amtico flooring. Obscured window to the side elevation.

KITCHEN/DINING/FAMILY ROOM

25' x 13'4 (7.62m x 4.06m)

A superb generous dual aspect open-plan room with a bay window to the front elevation and a walk-in square bay with uPVC double-glazed doors to the rear opening to the south-westerly facing garden. The kitchen is fitted with contemporary matching gloss base and wall units with work surfaces and splash-backs. Stainless-steel one-&-a-half bowl sink unit. Built-in dual oven. 6-burner gas hob with a cooker hood above. Integral dishwasher. Integral fridge-freezer. Central island with seating for 4. Amtico flooring. Inset ceiling spotlights within the kitchen area. Doorway leading into the utility room.

UTILITY ROOM

7'22 x 5'5 (2.13m x 1.65m)

Matching base and wall cabinets with work surface. Built-in washing machine. Amtico flooring. Double-glazed door opening to the rear garden.

LOUNGE

18'4 into doorway x 15' into bay (5.59m into doorway x 4.57m into bay)

A triple aspect room with a bay window to the side elevation overlooking the communal gardens and fields, plus a window to the rear overlooking the rear garden together with French windows overlooking and accessing the rear garden. Amtico flooring.

STUDY/OPTIONAL BEDROOM FIVE

9'27 x 9'07 (2.74m x 2.92m)

Currently used as a study but could be used as an optional 5th bedroom if required. Fitted desks. Window to the front elevation.

FIRST FLOOR LANDING

15' x 4'5 at widest point (4.57m x 1.35m at widest point)

Providing a generous approach to the first floor accommodation. Loft hatch. Built-in airing cupboard with shelving and housing the hot water cylinder.

BEDROOM ONE

17'4 into doorway x 12'1 (5.28m into doorway x 3.68m)

A dual aspect room with windows to both the side and rear elevations. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM
6'7 x 5'6 into shower (2.01m x 1.68m into shower)
Comprising a double-sized tiled shower cubicle with a built-in mains shower and sliding glass screen, wc and pedestal wash basin. Chrome towel rail/radiator. Amtico flooring. Obscured window to the rear elevation.

BEDROOM TWO
14'6 x 9'2 at widest point (4.42m x 2.79m at widest point)
Dual aspect with windows to the front and side elevations. Deep over-stairs storage cupboard. Fitted wardrobes.

BEDROOM THREE
11'6 x 10'8 (3.51m x 3.25m)
Window to the front elevation.

BEDROOM FOUR
13'5 x 8'9 at widest point to wardrobe rear (4.09m x 2.67m at widest point to wardrobe rear)
Window to the rear elevation overlooking the garden.

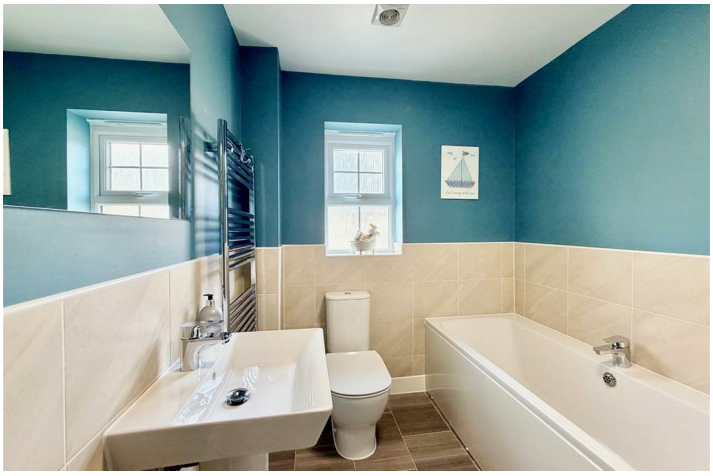
FAMILY BATHROOM
8'8 x 6'6 (2.64m x 1.98m)
Comprising a double-ended bath with a centrally-positioned tap, double-sized enclosed tiled shower, pedestal wash hand basin and wc. Chrome towel rail/radiator. Amtico flooring. Obscured window to the front elevation.

DOUBLE GARAGE
19'6 x 19'7 (5.94m x 5.97m)
A detached double garage with a pitched roof providing generous over-head storage. 2 up-&-over single doors to the front elevation. Power and lighting.

OUTSIDE
To the front a double-width driveway provides access and off-road parking for 2 cars. There is an additional parking space to the right-hand side of the property. A paved pathway leads to the main front entrance and then continues around the side elevation through a wooden gate into the rear garden. Along the front and side elevations there are shrub flower beds. The rear garden enjoys a south-westerly aspect and is enclosed by natural stone walling and fencing. The garden is mainly laid to lawn together with a large stone tiled patio and some raised flower beds. There is a decked area to take advantage of the evening sun.

COUNCIL TAX
South Hams District Council
Council tax band F

AGENT'S NOTE
There is a management service charge of £808 per year.

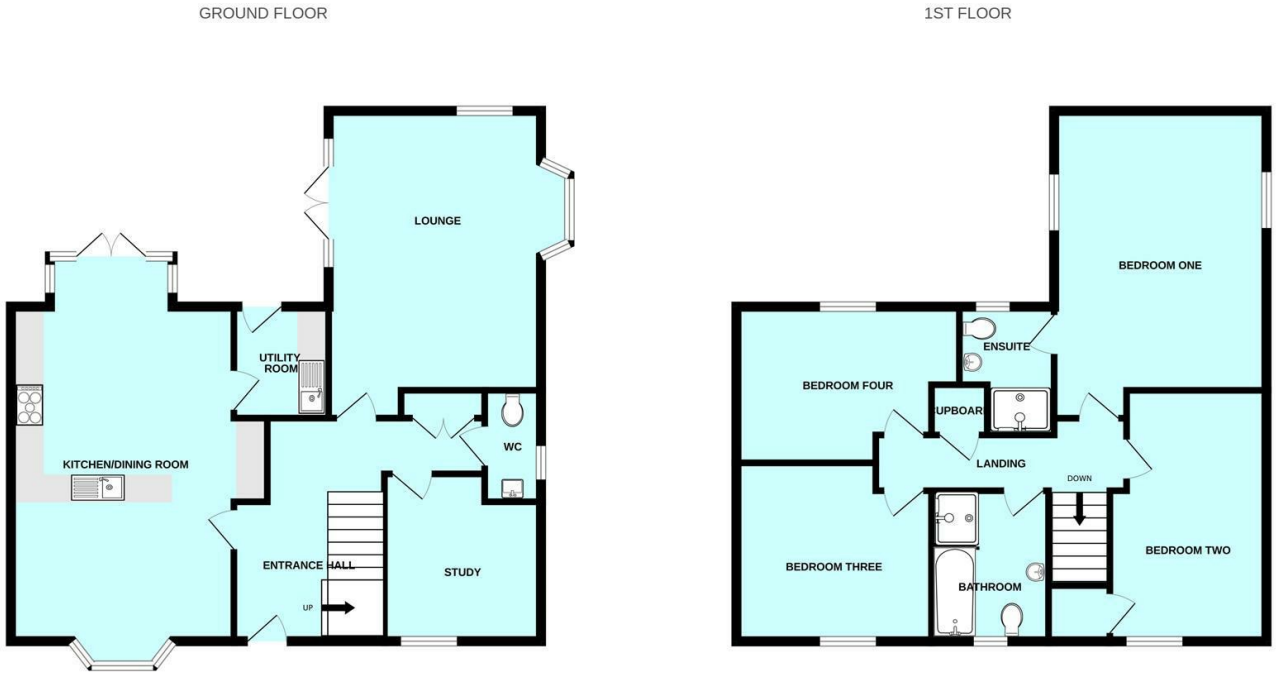


Road Map

Hybrid Map

Terrain Map

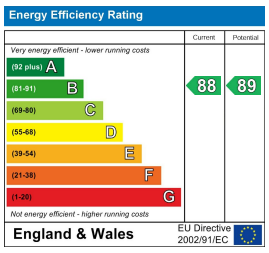
Floor Plan

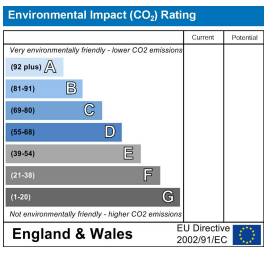


Viewing

Please contact our Plymstock 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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