



27 Dean Park Road
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£650,000



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ACCOMMODATION

Front door opening into an entrance vestibule.

ENTRANCE VESTIBULE

Parquet flooring. Lovely timber stained-glass door opening to the hallway.

HALLWAY

Recessed cloak cupboard with shelf and coat hooks. Parquet flooring. Staircase ascending to the first floor with hard wood Newell post, bannister and spindles. Stripped timber doors providing access to the ground floor accommodation.

OPEN-PLAN LIVING ROOM & KITCHEN

27'7 x 23'3 max dimensions (8.41m x 7.09m max dimensions)

A generous open-plan 'L-shaped' room situated to the rear of the property with a large bay window and French doors opening to outside. Ample space for seating and dining. Wood burning stove with built-in back boiler. Storage cupboard. Polished wooden floor boards. The kitchen area has a marble floor. Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset ceramic single drainer sink. Range-style cooker. Space for fridge. Built-in dishwasher. Doorway providing integral access, if required, to the annexe.

SITTING ROOM

14'3 into bay x 11'6 (4.34m into bay x 3.51m)

Window to the front elevation with views of the front garden. Picture rail.

BEDROOM FIVE

14'1 into bay x 11'7 (4.29m into bay x 3.53m)

Bay window to the front elevation with views of the garden. Picture rail.

GROUND FLOOR FAMILY BATHROOM

6'11 x 6'4 (2.11m x 1.93m)

Comprising a double-ended bath with a shower system over, shower rail and curtain, wall-mounted basin and wc. Chrome towel rail/radiator. Storage cabinet with mirror door. Tiled floor. Tiled walls. Feature vaulted ceiling with Velux skylight.

UTILITY ROOM

5'1 x 3'9 (1.55m x 1.14m)

Space and plumbing for washing machine beneath the work surface. Cupboard to side. Timber panelling to the walls. Partly-glazed door providing integral access into the garage.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Stained glass window providing natural light to the landing and staircase. Storage cupboard. Loft hatch.

BEDROOM ONE

17'10 x 14' to wardrobe rear (5.44m x 4.27m to wardrobe rear)

A generous double bedroom with built-in wardrobes with sliding doors. Boiler cupboard with slatted shelving. Sliding patio doors to the rear opening onto a balcony with glass and stainless-steel balustrade taking advantage of the fabulous views over the garden towards Staddon Heights. Doorway opening into the ensuite bathroom.

ENSUITE BATHROOM

10'2 x 6'11 (3.10m x 2.11m)

Comprising a bath, separate enclosed tiled shower, basin set onto a cabinet and wc. Tiled floor. Dual aspect with an obscured window to the side elevation and a window to the rear with woodland views.

BEDROOM TWO

13'9 x 13'1 (4.19m x 3.99m)

Window to the front elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

8'3 x 5'11 (2.51m x 1.80m)

Comprising an enclosed shower with panelling, pedestal basin and wc with a concealed cistern and push-button flush. Range of cupboards. Wall-mounted mirror. Velux skylight.

INNER VESTIBULE

6'10 x 5'10 (2.08m x 1.78m)

Walk-in closet fitted with hanging rail and shelving. 5 steps descending to the first floor sitting room.

FIRST FLOOR SITTING ROOM

14'2 x 12'5 (4.32m x 3.78m)

Providing access to the remaining bedrooms and shower room.

BEDROOM THREE

15'8 x 13'5 (4.78m x 4.09m)

Window to the rear elevation with fitted blind and lovely views over the garden and woodland.

BEDROOM FOUR

11'6 x 12'1 (3.51m x 3.68m)

Window to the front elevation.

SHOWER ROOM

6'7 x 6'5 (2.01m x 1.96m)

Comprising an enclosed tiled shower, pedestal basin and wc. Stone-tiled floor. Obscured window to the front elevation.

ANNEXE

ENTRANCE HALL

7'7 x 3'10 (2.31m x 1.17m)

Providing open-plan access through into the kitchen.

INNER VESTIBULE

Providing integral access into the property if required. Doorway to wet room.

KITCHEN

10'8 x 8'9 (3.25m x 2.67m)

Base and wall-mounted cabinets with matching fascias and work surfaces. Stainless-steel one-&a-half bowl single drainer sink unit. Space for slimline cooker. Wall-mounted cooker hood. Space and plumbing for washing machine. Window.

LIVING ROOM

17'8 x 9'1 (5.38m x 2.77m)

Fireplace with timber surround, tiled inset, hearth and a fitted electric fire. French doors to the rear elevation opening to outside.

BEDROOM ONE

12' x 8'9 (3.66m x 2.67m)

Window to the front elevation.

BEDROOM TWO

12'1 x 11'11 (3.68m x 3.63m)

French doors to the rear opening to outside.

WET ROOM

6'1 x 8'2 (1.85m x 2.49m)

Comprising a shower, wc and basin with storage cupboards beneath. Partly-tiled walls. Waterproof flooring.

GARAGE

19' x 13'2 (5.79m x 4.01m)

Roller door to the front elevation. French doors to the rear opening into a lean-to area providing covered outside storage. The garage has a pitched roof, wall-mounted shelving, power and lighting. Integral access to the property.

OUTSIDE

To the front there is a brick-paved driveway providing access and off-road parking. The front garden is laid to lawn with mature shrubs and trees. There is also a fish pond and a pathway leads around the side of the property accessing the rear garden. Also, to the side of the property there is an outside tap and light by the entrance to the annexe. The rear garden, which enjoys a south-westerly aspect, is mainly laid to lawn and is backing onto woodland. There is mature planting, shed and greenhouse together with decking areas adjacent to the property enjoying lovely views over the garden and woodland.

COUNCIL TAX

Plymouth City Council

Council tax band E

Annexe- council tax band A



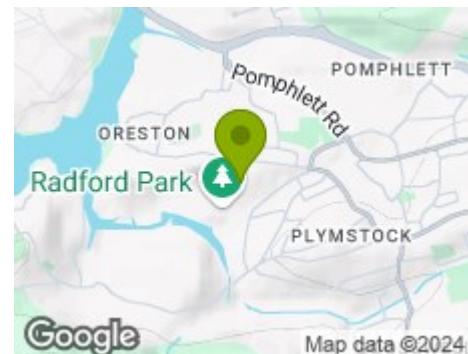
Road Map



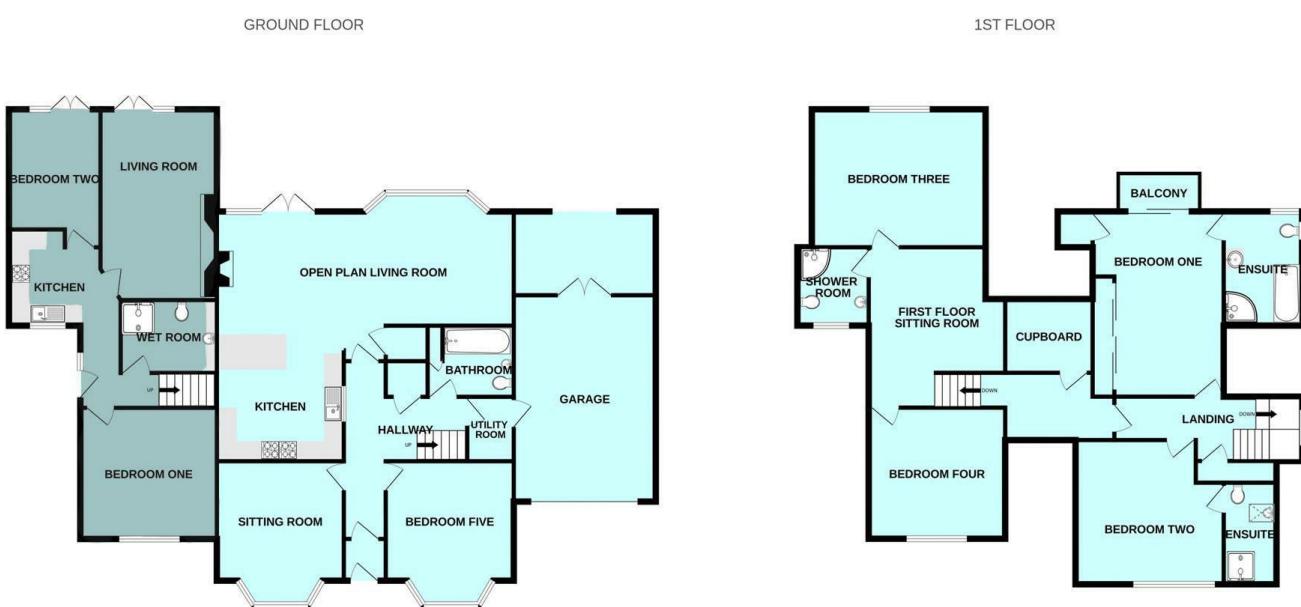
Hybrid Map



Terrain Map



Floor Plan

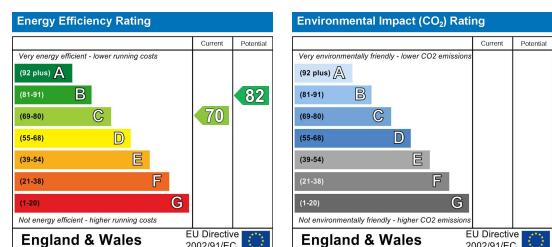


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Viewing

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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