Julian Marks
ESTATE AGENTS
PEOPLE, PASSION AND SERVICE



265 Stuart Road

Stoke, Plymouth, PL1 5LH

£495,000

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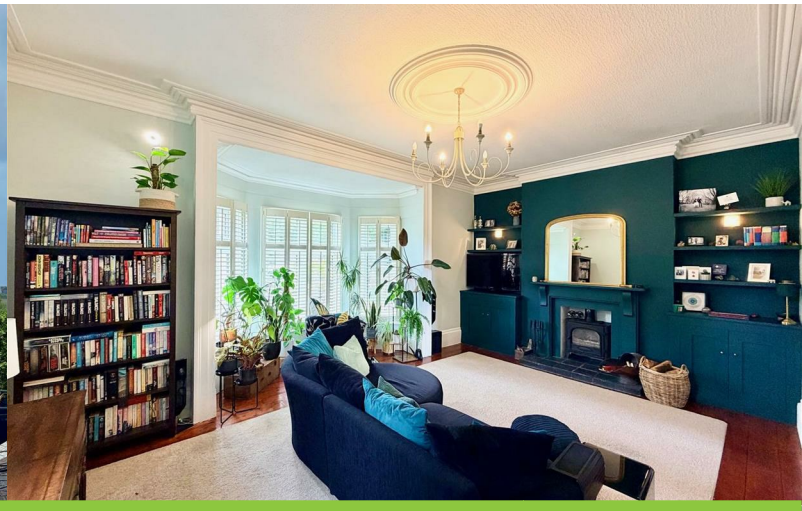

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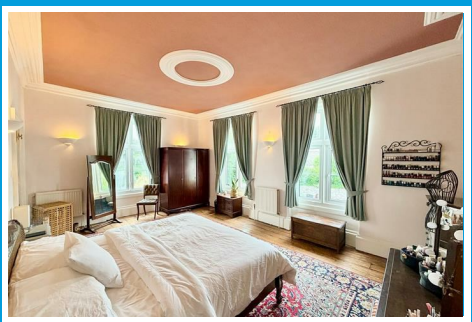


STUART ROAD, STOKE, PL1 5LH

SUMMARY

A stunning character end-terraced property, which must be viewed to be truly appreciated. The accommodation is laid out over 3 levels and offers a great-sized family home or accommodation for an extended family. The property is located in a convenient location for Stoke village & Devonport and Plymouth railway stations and there are wonderful views across local rooftops towards Plymouth Sound from the rear elevation. The 2 sun terraces provide a lovely sunny open aspect at the rear. The accommodation briefly comprises a lovely-sized and character main lounge and dining room, kitchen/breakfast room, 4 bedrooms, 2 bathrooms & an additional downstairs cloakroom/wc. There is the bonus of a useful attic and cellar. The garden is walled-enclosed and there is also the added benefits of a garage and utility along with off-road parking.

ACCOMMODATION

Access to the property is gained via wooden double doors leading into the entrance hall.

ENTRANCE HALL

Stairs rising to the first floor. Under-stairs storage cupboard. Double-glazed window to side elevation. Steps lead down to the separate cloakroom/wc and kitchen/breakfast room.

CLOAKROOM/WC

6'1" x 3'8" (1.87 x 1.14)

Fitted with a low level toilet and a sink unit.

KITCHEN/BREAKFAST ROOM

12'11" x 11'8" with an elevated area 12'2" x 7'8" (3.96 x 3.58 with an elevated area 3.73 x 2.36 incl)

Within the kitchen area, there is a series of wooden eye-level and base units with wooden work surfaces. Inset ceramic sink with mixer tap. Free-range multi-fuel gas and electric cooker, will be included within the sale price of the property. Space for a fridge-freezer. Tiled floor. Double-glazed window to the rear elevation. Within the breakfast area, there is an attractive exposed brick and stone fireplace with a wooden lintel. Wooden work surface with storage cupboard beneath. Plumbing for a dishwasher. Vertical radiator. Wall-mounted gas boiler. Exposed timber floor. Range of spotlights. Double doors opening out to the side garden area.

DINING ROOM

13'0" x 12'9" (3.98 x 3.90)

A lovely character room with a double-glazed window with recessed folding wooden shutters to the rear. Feature open fire with cast iron grate and basket, tiled insert and wooden mantel surround. Exposed stained timber floor. Hatch with steps leading down to the cellar. Archway leading into the lounge. Ornate plaster coving and ceiling.

LOUNGE

20'0" x 16'8" (6.12 x 5.10)

A beautiful dual aspect room with double-glazed windows to the front and side elevations. Feature fireplace with inset wooden burner set on a tiled hearth. Recessed display shelving to both alcoves and dwarf cupboards either side of the fireplace. Exposed stained timber floor. Ornate plaster coving and ceiling.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Stairs rising to the second floor. Windows to the side elevation.

BATHROOM

8'11" x 8'0" (2.74 x 2.46)

Situated within the rear tenement of the property. Lovely 4-piece bathroom suite comprising a free-standing bath with central mixer tap, walk-in shower with tiled area surround and a rainfall shower head and spray attachment, traditionally-styled pedestal wash basin and a low level toilet. Vertical towel rail/radiator. Built-in extractor. Coving to the ceiling. 2 obscured double-glazed windows to the side elevation, one with a deep sill.

BEDROOM FOUR

11'11" x 8'7" (3.65 x 2.63)

Double-glazed window to the side elevation. Double-glazed door leading out to the sun terrace.

SUN TERRACE

12'4" x 9'10" (3.78 x 3.02)

A lovely sunny sitting area with views across local rooftops towards central Plymouth with Staddon Heights, Plymouth Sound and the Breakwater in the distance.

MAIN LANDING

Doorway to bedroom three and bedroom one.

BEDROOM THREE

13'5" x 11'10" (4.11 x 3.63)

Built-in wardrobes to both alcoves. Double-glazed window to the rear elevation.

BEDROOM ONE

20'3" x 13'6" (6.19 x 4.14)

A dual aspect room with double-glazed windows to the front and side elevations. Exposed timber floor. Ornate coving and central circular coving to the ceiling.

SECOND FLOOR HALF LANDING

Reduced height uPVC double-glazed door leading out to the second sun terrace.

SECOND SUN TERRACE
12'2" x 18'6" (3.72 x 5.66)
A lovely sun area with elevated views over local rooftops back towards Plymouth City centre and across towards Staddon Heights, Plymouth Cathedral and Plymouth Sound with the Breakwater in the distance.

LANDING
Double-glazed window to the side elevation. Doorway leading into the bathroom.

BATHROOM
10'0" x 5'5" to the sloping ceiling (3.05 x 1.67 to the sloping ceiling)
Comprising a panel bath with a tiled area surround, shower unit with spray attachment over and a shower screen, sink unit and a low level toilet. Vertical towel rail/radiator. Sloping ceiling to 2 elevations. Obscured double-glazed window to the side elevation.

BEDROOM TWO
25'3" overall length x 11'8" max width narrowing t (7.72 overall length x 3.56 max width narrowing to)
A dual aspect room with double-glazed windows to the front and rear elevations providing a lovely open outlook towards Plymouth City centre and across towards Staddon Heights, Plymouth Cathedral and Plymouth Sound with the Breakwater in the distance. Built-in wardrobe with storage and hanging. Further storage cupboard. Doorway with stairs leading to the attic.

ATTIC
A boarded area providing a useful storage space. Window to the rear elevation.

CELLAR
Accessed through the trap door in the dining room. Set of wooden steps lead down to a useful space, which has a head height of 1.96m. Further crawl space beneath the front section of the property. Power and lighting.

GARAGE
23'0" x 9'1" (7.03 x 2.79)
Up-&-over door to the front elevation. Courtesy door to the side elevation.

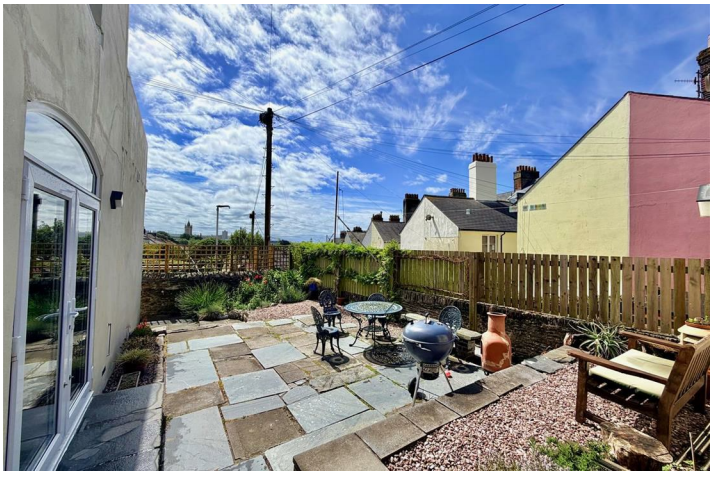
UTILITY ROOM
7'10" x 7'9" (2.39 x 2.37)
To the rear of the garage, and accessed separately, is a useful utility room with space and plumbing for a washing machine and tumble-dryer. Power and lighting.

OUTSIDE
The property is accessed via double gates which lead to the parking space, which in turn leads to the detached garage. The front garden area is gravelled and paved together with some planting. To the front of the property is an electrical charging point. Flagstone paving leads down the side of the property through to the a lovely walled enclosed south-westerly facing rear garden with a private sitting area. A pedestrian gate provides access to the rear service lane.









Road Map



Hybrid Map



Terrain Map



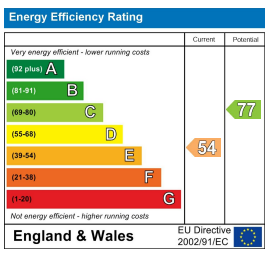
Floor Plan

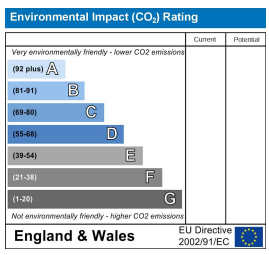


Viewing

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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