



4 Chittleburn Hill

Brixton, Plymouth, PL8 2BH

£350,000



Superb opportunity to acquire this older-style bay-fronted traditional semi-detached house in a lovely setting on the outskirts of the South Hams village of Brixton. The rear garden enjoys a south-westerly aspect and there are fabulous far-reaching views over the South Hams countryside. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, lounge, large open-plan full-width kitchen together with an extended family/dining room. On the first floor there are 3 bedrooms and a bathroom. Drive & garage. Double-glazing & central heating.



CHITTLEBURN HILL, BRIXTON, PL8 2BH

ACCOMMODATION

ENTRANCE PORCH

Covered entrance porch with a pitched roof. Windows to both side elevations. Leading to the front door, which opens into the hallway

HALLWAY 17'2 x 6' (5.23m x 1.83m)

Providing access to the ground floor accommodation. Staircase rising to the first floor. Under-stairs cupboard. Window to the side elevation.

LOUNGE 14'11 x 12'1 (4.55m x 3.68m)

Bay window with fitted blinds to the front elevation. Chimney breast. This room is currently used as an additional bedroom.

KITCHEN 18'5 x 11'10 (5.61m x 3.61m)

Fitted with a range of base and wall-mounted cabinets with matching fascias, hard wood work surfaces and splash-backs. Inset ceramic one-&-three-quarter bowl sink unit. Built-in ovens. Microwave. Coffee machine. Integral dishwasher. Wine fridge. Space for American-style fridge-freezer. Space and plumbing for washing machine. Broom cupboard. Hard wood flooring. Inset ceiling spotlights. Window to the side elevation. Access into the family/dining room.

FAMILY/DINING ROOM 18'2 x 9'3 (5.54m x 2.82m)

A superb room with windows running the full-width of the property and French doors leading to outside. Hard wood flooring with electric under-floor heating. Vaulted ceiling with inset ceiling spotlights. Additional skylight. Fabulous views over the south-west facing garden towards the surrounding countryside.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and wash hand basin.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Window to the side elevation with lovely views.

BEDROOM ONE 15'3 x 12'3 (4.65m x 3.73m)

Bay window with fitted blind to the front elevation providing countryside views. Range of built-in wardrobes with sliding mirrored doors.

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

Window to the rear elevation with lovely countryside views. Chimney breast with shelving. Picture rail.

BEDROOM THREE 7'11 x 5'11 (2.41m x 1.80m)

Window to the front elevation with countryside views. Wall-mounted shelf with hanging rail.

BATHROOM 5'11 x 5'9 (1.80m x 1.75m)

Comprising a bath with a built-in shower system over and a shower screen, wc and a basin set onto a cabinet. Wall-mounted towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation,

GARAGE 18'8 x 10'1 (5.69m x 3.07m)

A detached garage with a garage door to the front elevation. Power. Side access door. Window to the rear elevation.

OUTSIDE

To the front a gravelled driveway provides access and off-road parking. The drive continues alongside the house, accessing the garage. The rear garden enjoys a south-westerly aspect and is mainly laid to lawn together with paved areas together with a composite deck. There are lovely views and there is sub-floor storage space with lighting, also housing the gas boiler, with limited head height. Outside tap.

COUNCIL TAX

South Hams District Council
Council tax band C

AGEN'TS NOTE

Private drainage.

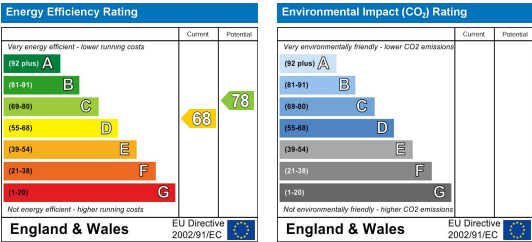
Area Map



Floor Plans



Energy Efficiency Graph



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