Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



112 Furzehatt Road

Plymstock, Plymouth, PL9 9JT

£575,000

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An individual detached property which has been developed by the current owner into a fabulous versatile home with beautifully-presented accommodation. The accommodation briefly comprises an entrance hall, large open-plan kitchen/dining room, separate utility with a cloakroom/wc & providing integral access to the garage. Also on the ground floor are 2 further rooms, one could be used as separate sitting room & the other, a fifth bedroom. There is also a ground floor shower room/wc. The lower floor consists of a large open-plan living room opening onto the garden & an additional shower room. On the first floor a generous landing provides access to 4 double bedrooms, large family bathroom & ensuite shower room. To the front there is parking, driveway & front and rear gardens. Triple-glazing, central heating & solar panels. Being sold with no onward chain.







FURZEHATT ROAD, PLYMSTOCK, PL9 9JT

ACCOMMODATION

Front door opening into the hallway.

HALLWAY 16'6 x 6'7 (5.03m x 2.01m)
Providing access to the accommodation. Recessed cupboard. Staircase providing access to the accommodation.

KITCHEN/DINING ROOM 24'11 x 11'6 (7.59m x 3.51m)
A large open-plan room providing ample space for dining, seating and the kitchen. Inset ceiling spotlights. French doors opening onto a Juliette balcony. Window to the rear elevation. Doorway opening into the utility room.

UTILITY ROOM 8'4 x 6'6 (2.54m x 1.98m)
Doorway with a window to the side opening to outside. Integral access to the garage. Doorway opening to the cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC 4'10 x 3'9 (1.47m x 1.14m)
Fitted with a wc and a corner basin with a cabinet beneath. Obscured window to the rear elevation.

SITTING ROOM 17'5 into bay x 10'4 (5.31m into bay x 3.15m)
Bay window to the front elevation.

BEDROOM FIVE 17'5 into bay x 10'4 (5.31m into bay x 3.15m)
Bay window to the front elevation.

DOWNSTAIRS SHOWER ROOM 7'9 x 5'4 (2.36m x 1.63m)
Fitted with an enclosed tiled double shower with a built-in shower system, wc and basin with cabinet beneath. Chrome towel rail/radiator.

LOWER FLOOR VESTIBULE
Located at the bottom of the staircase. Doorway opening into the living room.

LIVING ROOM 22'6 x 16'4 max depth (6.86m x 4.98m max depth)
An open-plan 'L-shaped' room with French doors leading onto the garden and 2 windows to the rear elevation. Additional window to the side elevation. Inset ceiling spotlight. Sub-floor storage access. Doorway opening into the shower room.

SHOWER ROOM 7'8 x 6'1 (2.34m x 1.85m)
Yet to be fitted. Obscured window to the rear elevation.

FIRST FLOOR LANDING 12'8 x 6'7 (3.86m x 2.01m)
Providing a spacious approach to the first floor accommodation. Inset ceiling spotlights. Loft hatch.

BEDROOM ONE 22'5 x 12'6 (6.83m x 3.81m)
A spacious master bedroom with 4 Velux skylights. The 2 Velux skylights to the front elevation are triple-glazed and the 2 Velux skylights to the rear elevation are double-glazed.

BEDROOM TWO 13'6 x 11'7 (4.11m x 3.53m)
Another generous double bedroom with a window to the rear elevation providing lovely views over Plymstock. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'10 x 5'5 (2.39m x 1.65m)
Comprising a double-sized enclosed shower with fitted shower system, basin with cabinet beneath and wc. Chrome towel rail/radiator.

BEDROOM THREE 14'4 x 12'4 (4.37m x 3.76m)
Window to the front elevation. Eaves storage access.

BEDROOM FOUR 11'7 x 10'11 (3.53m x 3.33m)
Window to the rear elevation with views.

FAMILY BATHROOM 10'3 x 8'9 (3.12m x 2.67m)
A generous bathroom comprising a bath, separate enclosed shower system, wc and basin with cabinet beneath. Chrome towel rail/radiator. Inset ceiling spotlights.

GARAGE 15'7 x 12'8 (4.75m x 3.86m)

OUTSIDE

To the front there is a parking area running along the front elevation and a driveway runs alongside the house. Small raised garden to the front. To the rear there are larger gardens mainly laid to lawn.

AGENT'S NOTE

The majority of the property is triple-glazed with the exception of the bathroom windows and the 2 Velux skylights to the rear elevation in bedroom one.

Area Map



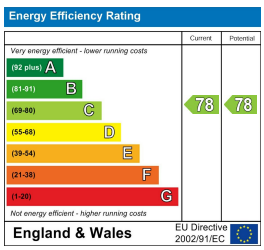
Floor Plans

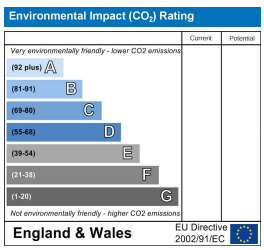


GROUND FLOOR



Energy Efficiency Graph





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