



4 Killerton Lane

Plymstock, Plymouth, PL9 7GA

Guide Price £335,000



Detached 3-storey family home in a very nice position enjoying views towards Staddon Heights. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, separate utility & family room/optional 5th bedroom opening onto the garden. On the first floor a generous landing leads to the open-plan living room/kitchen & study/4th bedroom. The upper floors host the remaining 3 bedrooms, family bathroom & ensuite to bedroom one. Driveway & large garage. Enclosed rear garden. Double-glazing & central heating.



KILLERTON LANE, PLYMSTOCK, PL9 7GA

ACCOMMODATION

Front door opening into the hallway.

HALLWAY

Providing access to the ground floor accommodation. Staircase ascending to the first floor.

FAMILY ROOM 9'7 x 7'4 (2.92m x 2.24m)

Situated to the rear with French windows overlooking and opening onto the garden.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a white wc and pedestal wash hand basin.

UTILITY ROOM 6'3 x 5' (1.91m x 1.52m)

Work surface with storage cupboard beneath. Space for washing machine. Space for tumble dryer. Wall-mounted boiler. Obscured window to the front elevation.

FIRST FLOOR LANDING 10'7 x 9'9 (3.23m x 2.97m)

Providing a generous approach to the first floor accommodation with feature double doors opening into the main living room. Staircase continues to the top floor.

OPEN-PLAN LIVING ROOM/KITCHEN 25'1 x 20'6 max dimensions (7.65m x 6.25m max dimensions)

A dual aspect 'L-shaped' room running from front to rear with open-plan accommodation. To the front there are double doors which opening onto a glass Juliette balcony providing lovely views towards Staddon Heights. The window to the rear elevation overlooks the garden. Ample space for seating and dining. The kitchen area is fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and splash-backs. Inset stainless-steel sink. Built-in oven and hob with a stainless-steel splash-back and cooker hood. Space and plumbing for dishwasher. Space for free-standing fridge-freezer. Window to the rear elevation.

STUDY/BEDROOM FOUR 6'8 x 6'3 (2.03m x 1.91m)

Window to the front elevation with views.

TOP FLOOR LANDING

Providing access to the bedrooms and bathroom. Loft hatch. Recessed cupboard.

BEDROOM ONE 12'6 x 10'6 (3.81m x 3.20m)

Dual aspect with windows to the front and side elevations with lovely views from the front. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 9'7 x 4'5 (2.92m x 1.35m)

Enclosed shower with matching tiled walls and bi-folding glass door, wash hand basin with a tiled surround and wc.

BEDROOM TWO 10'11 x 10'6 (3.33m x 3.20m)

Window to the rear elevation.

BEDROOM THREE 9'7 x 7'5 (2.92m x 2.26m)

Window to the rear elevation.

FAMILY BATHROOM 7'8 x 6'5 (2.34m x 1.96m)

Suite comprising a bath, wc and wash hand basin. Partly-tiled walls. Obscured window to the front elevation.

GARAGE 25' x 9'9 (7.62m x 2.97m)

Up-&-over style door to the front elevation. Power. Lighting.

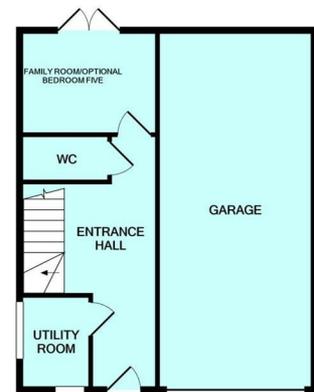
OUTSIDE

Preceding the garage is a driveway and beside the driveway is a garden laid to shrubs. A pathway leads around the side of the house accessing the rear garden. Also to the side is an area laid to chippings. The rear garden is laid to lawn and paving and enclosed by fencing.

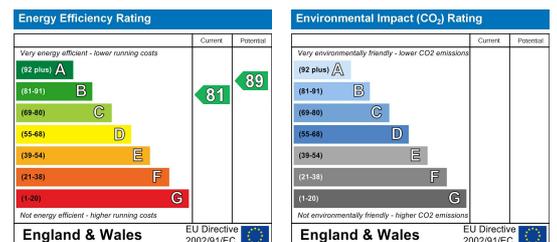
Area Map



Floor Plans



Energy Efficiency Graph



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