



2 Sunnycrest

Oreston, Plymstock, PL9 7RL

£325,000



§A lovely extended semi-detached family home located on the edge of Oreston at Honcray. It offers good-sized accommodation including a spacious lounge leading to an extended kitchen/dining room, downstairs cloakroom/wc, 4 bedrooms, one of which is within the converted loft space & family shower room. To the rear there is a small enclosed garden leading to the garage.



SUNNYCREST, ORESTON, PLYMOUTH PL9 7RL

ACCOMMODATION

Access to the property is gained via the part double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL

Provides access to the ground floor accommodation. Staircase ascending to the first floor. Feature wood flooring.

DOWNSTAIRS CLOAKROOM/WC 5'8" x 2'8" (1.75 x 0.82)

White modern suite comprising a low level toilet and sink unit. Feature wood flooring. Window to the front elevation.

LOUNGE 17'4" x 12'9" (5.29 x 3.89)

Chimney breast with wood burner built-in. Feature wood flooring. Double-glazed window to the front elevation. Double doors leading into the kitchen/dining room.

KITCHEN/DINING ROOM 20'2" x 13'9" (6.16 x 4.20)

Series of contemporary-style matching eye-level and base units with matching central island. Inset one-&-a-half bowl single drainer sink unit with mixer tap. Number of built-in appliances including an electric oven, built-in hob within the island with an extractor hood above. Breakfast bar area. Large built-in cupboard. Feature wood flooring. Inset ceiling spotlights. Folding double-glazed doors overlooking and opening onto the rear garden.

FIRST FLOOR LANDING

Provides access to the first floor accommodation. Staircase rising to the second floor.

BEDROOM TWO 14'5" x 10'2" (4.40 x 3.11)

Double-glazed window to the front elevation. Laminate flooring.

BEDROOM THREE 13'3" x 10'2" (4.04 x 3.11)

Double-glazed window to the rear elevation providing views over the surrounding area. Laminate flooring.

BEDROOM FOUR 6'11" x 7'1" (2.12 x 2.17)

Double-glazed window to the front elevation. Laminate flooring.

SHOWER ROOM 6'7" x 6'5" (2.01 x 1.98)

Comprising a walk-in shower, low level toilet and sink unit. Towel rail/radiator. Fully-tiled walls. Matching tiled floor. Obscured double-glazed window to the rear elevation.

BEDROOM ONE 16'10" x 11'4" (5.15 x 3.47)

Located within the the converted loft space is this good-sized main bedroom with a range of built-in storage cupboards and wardrobes. Laminate floor. Double-glazed window to the rear elevation.

GARAGE 18'0" x 9'0" (5.50 x 2.75)

Situated to the rear of the property with an up-and-over-style door to the front elevation.

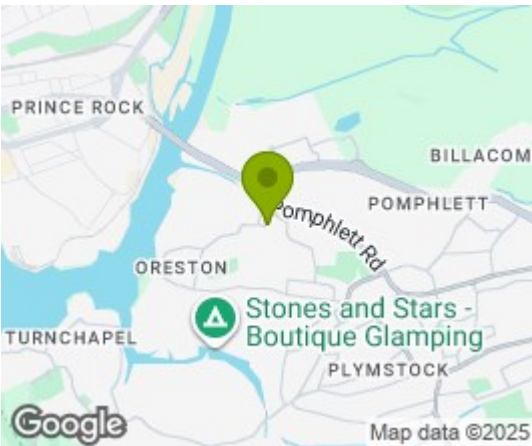
OUTSIDE

At the front of the property there is off-road parking together with a paved and gravelled area. There is an adjacent front garden area which is home to a variety of flowering plants and shrubs. The rear garden has a private paved sitting area, raised planted borders and a gate leading out to the rear parking and access to the garage.

COUNCIL TAX

Plymouth City Council
Council tax band C

Area Map

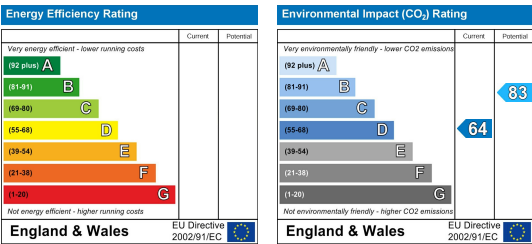


Floor Plans



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Energy Efficiency Graph



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