Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



32 Shute Park Road

Plymstock, Plymouth, PL9 8RE

£395,000

4 2 1 C

This is a property definitely worth adding to your viewing list. It is a deceptively spacious extended and refurbished property. The accommodation comprises a stunning open-plan kitchen/dining/living area opening out onto a lovely southerly-facing rear garden. There are 4 bedrooms, bathroom, shower room as well as an additional cloakroom/wc. Off-road parking to the front and side together with a single garage. Double-glazing & gas central heating. No onward chain.







SHUTE PARK ROAD, PLYMSTOCK, PL9 8RE

ACCOMMODATION
Access to the property is gained via the entrance door leading into the entrance hall.

ENTRANCE HALL
Providing access to the accommodation. Built-in utility cupboard with space and plumbing for a washing machine with space for a tumble dryer above. Loft hatch. Stairs lead down to the kitchen/dining/living area.

BEDROOM ONE 13'4" x 9'9" (4.07 x 2.98)
Double-glazed window to the rear elevation. Mirror-fronted built-in wardrobes.

BEDROOM TWO 9'10" x 10'11" (3 x 3.34)
Double-glazed window to the front elevation. Mirror-fronted built-in wardrobe.

BEDROOM THREE 10'2" x 7'7" (3.11 x 2.32)
Double-glazed window to the rear elevation.

BEDROOM FOUR 8'11" x 7'9" (2.73 x 2.37)
Double-glazed window to the side elevation.

FAMILY BATHROOM 10'9" x 5'4" (3.30 x 1.65)
A lovely contemporary-styled suite comprising a panel bath with a mixer tap, shower unit with spray attachment and folding shower screen, good-sized sink unit with vanity cupboard space beneath and a low level toilet. Vertical towel rail/radiator. Fully-tiled walls. Built-in extractor. Inset ceiling spotlights. Obscured double-glazed window to the side elevation.

SHOWER ROOM 4'7" x 3'10" (1.41 x 1.17)
A lovely modern suite comprising a walk-in shower with a reinforced shower head and spray attachment, low level toilet and a sink unit with a storage cupboard beneath. Vertical towel rail/radiator. Fully-tiled walls. Built-in extractor fan. Inset ceiling spotlights.

KITCHEN/DINING/LIVING AREA 20'3" x 21'5" at widest points (6.18 x 6.53 at widest points)
A lovely open bright airy space with 2 lantern-style roof windows. Within the kitchen area there is a modern contemporary-styled kitchen with matching eye-level and base units with a range of deep pan drawers and cutlery drawers. Inset one-&-a-half bowl ceramic sink unit with mixer tap. Integrated appliances including a fridge, freezer, electric double oven and grill, 5-ring induction hob and dishwasher. Wall-mounted air conditioning unit. Range of inset ceiling spotlights. Double-glazed window to the rear elevation. Doorway leading to a lobby area.

LOBBY AREA
Doorway to the side elevation leading out onto the driveway. Doorway leading to a cloakroom/wc.

CLOAKROOM/WC 4'0" x 3'6" (1.24 x 1.09)
Fitted with a low level toilet and a pedestal wash basin. Reduced height door leading into the cellar.

CELLAR
A useful storage area with lighting and housing the gas boiler.

GARAGE 16'4" x 7'10" (4.99 x 2.41)
Up-&-over door to the front elevation. Door leading through to the rear garden.

OUTSIDE
To the front of the property there is a brick-paved parking area and tarmac driveway. The drive extends down the side of the property to the garage. There is a planted area adjacent to the off-road space to the front. The rear garden offers a lovely southerly aspect and is enclosed by timber fencing, mature trees and hedging. The good-sized garden comprises a slabbed sitting area across the rear of the property beyond which is a lawned section of garden.

COUNCIL TAX
Plymouth City Council
Council tax band C

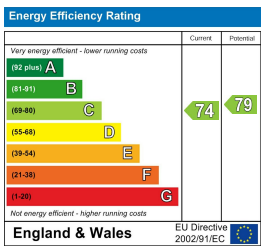
Area Map

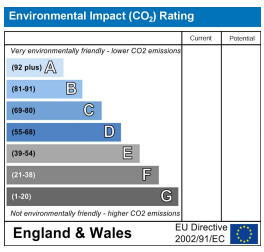


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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