



85 Lower Park Drive

Staddiscombe, Plymouth, PL9 9DA

Offers Over £295,000



Superbly-presented end-terraced house occupying a nice position with a full-width brick-paved driveway & garage. The accommodation briefly comprises an entrance hall, open-plan living room & kitchen/diner together with a separate utility/wc. There are 3 first floor double bedrooms plus bathroom. There is a south-westerly facing rear garden. Double-glazing & central heating.



LOWER PARK DRIVE, STADDISCOMBE, PL9 9DA

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 12'3 x 5'10 (3.73m x 1.78m)

Feature LED lighting. Polished floor tiles throughout. Staircase ascending to the first floor. Open-plan area beneath the stairs. Recessed cloak cupboard fitted with hanging rail. Doors providing access to the ground floor accommodation.

OPEN-PLAN LIVING ROOM & KITCHEN/DINER 21'4 x 21'6 max dimensions (6.50m x 6.55m max dimensions)

A superb open-plan room with polished floor tiles throughout. Ample space for seating and dining. Kitchen cabinets with matching fascias complemented by Quartz-style work-tops and glass splash-backs. Inset sink. Built-in oven and hob with a cooker hood above. Integral fridge, freezer and dishwasher. Inset ceiling spotlights. To the rear, 2 sets of French doors overlook the rear garden and provide access to outside.

UTILITY/WC 7' x 4'11 (2.13m x 1.50m)

Fitted work surface with a basin. Space beneath for appliances. Corner-style wc. Polished floor tiles. Inset ceiling spotlights. Obscured window to the front elevation.

FIRST FLOOR LANDING 11'4 x 5'10 incl boiler cupboard (3.45m x 1.78m incl boiler cupboard)

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

BEDROOM ONE 12'10 x 9'11 (3.91m x 3.02m)

Window to the rear elevation with views towards woodland. Built-in wardrobes with sliding doors. Laminate flooring.

BEDROOM TWO 11'4 x 9'9 (3.45m x 2.97m)

Window to the rear elevation with views towards woodland. Built-in storage with sliding doors. Laminate flooring.

BEDROOM THREE 11'5 to wadrobe rear x 8'6 (3.48m to wadrobe rear x 2.59m)

Full-height window with a glass Juliette balcony to the front elevation. Wardrobe with mirrored doors.

BATHROOM 6'5 x 5'6 (1.96m x 1.68m)

Comprising a Jacuzzi-style airbath with a shower system over and a glass screen, basin and wc with a concealed cistern and a push-button flush. Illuminated mirror. Wall-mounted towel rail/radiator. Fully-tiled walls. Tiled floor. Obscured window to the front elevation.

GARAGE 20' x 9'2 (6.10m x 2.79m)

Up-&-over style door to the front elevation. Pitched roof providing some over-head storage. Power and lighting. Window and door to the rear elevation.

OUTSIDE

To the front is a full-width brick-paved driveway providing access and off-road parking. To the rear, the south-westerly facing garden has been landscaped with areas laid to lawn and composite decking together with bordering raised shrub and flower beds. There is also a timber summer house and an outside light.

COUNCIL TAX

Plymouth City Council
Council tax band B

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

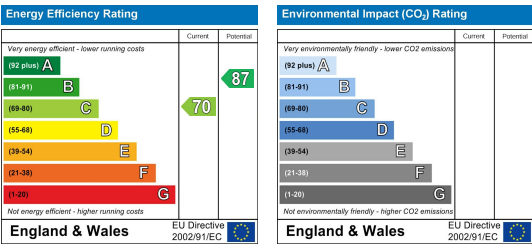
Area Map



Floor Plans



Energy Efficiency Graph



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