



5 Longfield Villas

Honcray, Plymouth, PL9 7RR

£399,950



Incredibly-presented semi-detached family home in this highly sought-after enclave with extended accommodation comprising an entrance porch & hallway, formal lounge, open-plan kitchen/dining/family room with bi-folding doors to the rear overlooking & opening onto the enclosed westerly-facing garden. The upper floors, which include a converted roof space, host 4 bedrooms, family bathroom & ensuite shower room. The garage building has been converted into a gym with storage. Paved driveway. Landscaped rear gardens.



HONCRAY, PLYMSTOCK, PL9 7RR

ACCOMMODATION

ENTRANCE PORCH 5'6 x 4'3 (1.68m x 1.30m)

Coat hooks. Fitted seat with storage. Doorway opening into the hallway.

HALLWAY 15'2 x 6'6 (4.62m x 1.98m)

Staircase ascending to the first floor accommodation. Under-stairs cupboard. Doors providing access to the ground floor accommodation. Tiled floor. Window to the side elevation.

KITCHEN/DINING/FAMILY ROOM 18'7 x 12'11 (5.66m x 3.94m)

A beautiful open-plan room with ample space for seating and dining. Chimney breast with built-in dresser to one side. A range of cabinets with matching fascias, matching work surfaces and tiled splash-backs. Inset composite one-&-a-half bowl single drainer sink. Built-in double oven and grill. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for free-standing fridge-freezer. Windows to the side elevation. Inset ceiling spotlights. Tiled floor.

GARDEN ROOM/PLAY AREA 16'3 x 6'6 (4.95m x 1.98m)

Alcove with shelving. Full-width double-glazed bi-folding doors providing lovely views over the garden. Feature vaulted ceiling. Inset ceiling spotlights. Tiled floor.

LOUNGE 14'9" into bay x 12'7" (4.52m into bay x 3.84m)

Square bay-window with shutters and a fitted window seat with storage to the front elevation. Chimney breast with a fireplace with polished limestone surround and hearth, wood burner and shelving and storage either side.

FIRST FLOOR LANDING

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

BEDROOM ONE 15'4 into bay x 12'6 (4.67m into bay x 3.81m)

A beautifully-fitted master bedroom with a square bay window with shutters. Range of built-in cupboards with sliding doors.

BEDROOM TWO 12'11 x 10'8 (3.94m x 3.25m)

Window to the rear elevation overlooking the garden. Built-in cupboards and drawers. Fitted shelving.

BEDROOM THREE 12'11 x 7'6 (3.94m x 2.29m)

Window with fitted shutters to the side elevation. Built-in airing cupboard with slatted shelving housing the gas boiler.

BATHROOM 10'7 x 5'5 (3.23m x 1.65m)

Comprising double-ended bath, wc, pedestal wash handbasin and a walk-in shower with a glass screen and fitted with a shower system with wall-mounted controls, a fixed head and additional rinsing attachment. 2 bathroom cabinets. Towel rail/radiator. Tiled walls in travertine. Matching Travertine floor. 2 obscured windows to the side elevation. Inset ceiling spotlights.

TOP FLOOR LANDING

Overhead spotlight. Doorway opening into bedroom four.

BEDROOM FOUR 13'1 x 11'6 (3.99m x 3.51m)

Velux double-glazed skylight with a fitted blind to the rear elevation. Eaves storage. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'2 x 4'11 (2.18m x 1.50m)

Enclosed shower, pedestal wash handbasin and wc. Chrome towel rail/radiator. Partly-tiled walls. Tiled floor. Inset ceiling spotlights. Velux double-glazed skylight to the rear elevation.

GARAGE/STUDIO 22'10 x 10'0 max dimensions (6.96m x 3.05m max dimensions)

The garage has been converted to a gym/studio with double doors providing access. Rubber floor matting. Power. Lighting. Inset ceiling spotlights. Window. Utility space with a work surface and space and plumbing for a washing machine. Next to the garage/studio is a lockable storage shed with power and lighting and fitted with shelving.

OUTSIDE

To the front a brick-paved driveway occupies the full-width of the plot providing plentiful off-road parking. There is an outside light by the main front door. The paved drive continues along side the property accessing the garage/studio and storage shed. Outside tap. The rear garden enjoys a westerly aspect and has an area of paving with a built-in seat laid adjacent to the property. Beyond the paved area the garden is laid to lawn with raised beds and a timber shed. Outside tap.

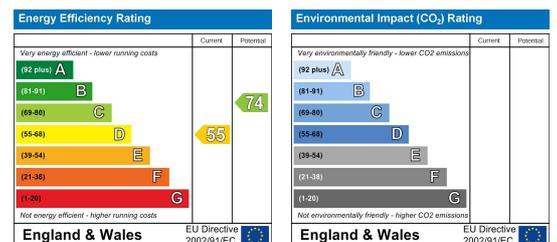
Area Map



Floor Plans



Energy Efficiency Graph



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