



104 Furzehatt Road

Plymstock, Plymouth, PL9 9JT

£450,000



Superbly situated older-style detached house in an incredible position with a lovely garden to the rear & far-reaching views over Plymstock Church and towards Plymouth & Dartmoor. The accommodation briefly comprises an entrance & inner hallway with a downstairs cloakroom/wc, lounge with sliding doors leading to a separate dining room, kitchen/breakfast room and a rear hall providing integral access to the garage. On the first floor a spacious landing provides access to 4 bedrooms and a bathroom. The property has double-glazing, central heating, driveway, garage and scope for extending, subject to the necessary consents. No onward chain.



FURZEHATT ROAD, PLYMSTOCK, PL9 9JT

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Door opening to the downstairs cloakroom/wc. Obscured glazed door opening to the inner hall.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and basin with storage beneath. Fully-tiled walls. Panelled ceiling. Inset ceiling spotlights. Window to the front elevation.

INNER HALL 14'1 x 7' (4.29m x 2.13m)

Doors providing access to the ground floor accommodation. Open-plan hard wood staircase rising to the first floor.

LOUNGE 15'3 x 12'4 (4.65m x 3.76m)

Window with a fitted blind to front elevation. Stone-built fireplace with a matching hearth. Sliding obscured glazed doors opening into the dining room.

DINING ROOM 12'4 x 12' (3.76m x 3.66m)

Window with a fitted blind to the rear elevation providing fabulous views over the garden towards Plymouth and Dartmoor.

KITCHEN/BREAKFAST ROOM 16'3 x 8'10 (4.95m x 2.69m)

Space for breakfast table and chairs. Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single bowl single drainer sink unit. 4-burner gas hob with a cooker hood above. Built-in double oven and grill. Space and plumbing for washing machine. Integral fridge. Window to the rear elevation overlooking the garden with lovely views over Plymstock and beyond towards Dartmoor.

REAR HALL

Doorway to outside. Integral access to the garage.

FIRST FLOOR LANDING

Providing a generous approach to the first floor accommodation. Loft access hatch. Cupboard with slatted shelving housing the hot water cylinder.

BEDROOM ONE 16'3 x 11'4 (4.95m x 3.45m)

A generous double bedroom with 2 windows with fitted blinds to the front elevation. Range of built-in wardrobes and cupboards plus an additional recessed double wardrobe fitted with hanging rail and shelf.

BEDROOM TWO 12'11 x 12'10 to wardrobe rear (3.94m x 3.91m to wardrobe rear)

Window to the rear elevation with lovely views. Recessed double wardrobe.

BEDROOM THREE 13'9 x 11' (4.19m x 3.35m)

2 windows with fitted blinds to the front elevation. Dressing table. Recessed wardrobe with hanging rail and shelf.

BEDROOM FOUR 14'9 to wardrobe rear x 9' (4.50m to wardrobe rear x 2.74m)

A dual aspect room with windows to the rear and side elevations with lovely views from the rear. Built-in wardrobes and cupboards.

BATHROOM 8'6 x 6'10 (2.59m x 2.08m)

Comprising a bath, separate shower, wc and basin built into a cabinet providing storage. Wall-mounted towel rail/radiator. Fully-tiled walls. Panelled ceiling. Inset ceiling spotlights. 2 obscured windows with fitted blinds to the rear elevation.

GARAGE 18'6 x 8'11 (5.64m x 2.72m)

Up-&-over style door to the front elevation. Wall-mounted Vaillant gas boiler. Power and lighting. Gas meter, electric meter and consumer unit. Window to the side elevation. Integral rear access into the property.

OUTSIDE

Gates open onto the driveway, which provides off-road parking and access to the garage and the main front entrance. The front garden is laid to lawn and mature borders. Access to the rear is provided around both side elevations. The garden to the rear is generous and mainly laid to lawn together with mature hedging and planting. There is also a timber summer house, garden store and lovely views.

COUNCIL TAX

Plymouth City Council
Council tax band E

SERVICES

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

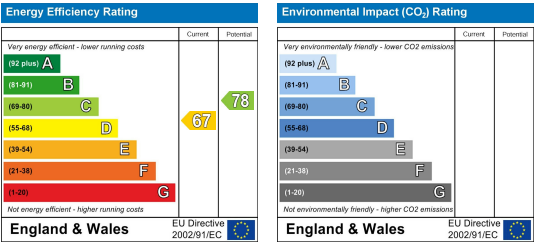
Area Map



Floor Plans



Energy Efficiency Graph



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