



## 28 Shute Park Road

Plymstock, Plymouth, PL9 8RE

**Offers Over £350,000**



Superbly-presented, extended semi-detached bungalow briefly comprising an entrance hall & open plan kitchen/dining room with a further lounge opening onto a balcony, enjoying views over the rear garden. There is a beautiful master bedroom with an ensuite bathroom, 2 further double bedrooms & family shower room. Externally there is a driveway & landscaped garden to the front with a superb garden to the rear, a workshop & 2 cellars. Double-glazing & central heating.



## SHUTE PARK ROAD, PLYMSTOCK, PLYMOUTH PL9 8RE

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL

Providing access to the accommodation. Loft hatch. Cupboard with shelving housing the electric and gas meters and the consumer unit.

### KITCHEN/DINING ROOM 17'7 x 13'5 max depth (5.36m x 4.09m max depth)

An open plan 'L'-shaped room with ample space for dining table and chairs and a window to the front elevation. The kitchen area is fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Space for American-style fridge/freezer. Space for range-style cooker. Space and plumbing for washing machine and slimline dishwasher. Inset composite one-&-a-half bowl single-drainer sink unit. Wall-mounted Worcester gas boiler. Tiled floor throughout.

### LOUNGE 14'6 x 10'11 (4.42m x 3.33m)

French windows to the rear opening onto the balcony. Chimney breast with fireplace featuring a timber surround and a slate hearth. Doorway opening into the master bedroom.

### MASTER BEDROOM 15'1 x 8'11 (4.60m x 2.72m)

A beautiful dual aspect bedroom with a window to the rear overlooking the garden and a door opening onto the balcony. Doorway opening into the ensuite bathroom.

### ENSUITE BATHROOM 8'11 x 7'1 (2.72m x 2.16m)

Featuring a roll-top free-standing bath with mixer tap shower, pedestal basin and wc. Period-style radiator/towel rail. Obscured window to the side elevation. Tiled floor.

### BEDROOM TWO 13'4 x 9'8 (4.06m x 2.95m)

Window to the rear overlooking the garden.

### BEDROOM THREE 10'10 x 9'7 (3.30m x 2.92m)

Window to the front.

### SHOWER ROOM 5'10 x 5'4 (1.78m x 1.63m)

Comprising a shower with glass enclosure, basin with a cabinet beneath and wc. Fully-tiled walls. Window to the side elevation.

### WORKSHOP 15'3 x 8'4 (4.65m x 2.54m)

Double-glazed access door and window. Power and lighting. Access through to the utility space.

### UTILITY SPACE 8'10 x 8'8 (2.69m x 2.64m)

Access to cellar one.

### CELLAR ONE 24'8 x 9'2 limited head height (7.52m x 2.79m limited head height)

### CELLAR TWO 14'8 x 11' limited head height (4.47m x 3.35m limited head height)

### OUTSIDE

To the front a driveway provides off-road parking. Separate pedestrian access to the main front entrance. The front garden has been landscaped for ease-of-maintenance with a beautiful rear garden which is laid to lawn with areas of decking, paving and chippings, 2 pergolas and an extensive range of planting. Generous rear balcony with a covered storage area beneath providing access through to cellar two.

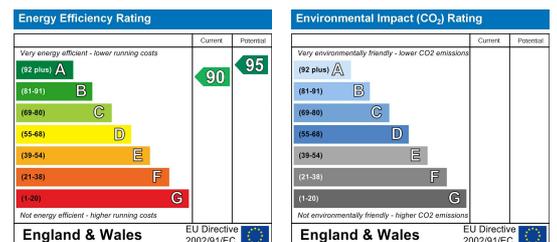
## Area Map



## Floor Plans



## Energy Efficiency Graph



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