Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



64d Underlane

Plymstock, Plymouth, PL9 9JZ

Price Guide £400,000

3 | 2 | 1 | C

Unique, individual detached house with fabulous kerb appeal, offering spacious, comfortable accommodation including a vaulted open plan living room with dining area & beautifully-fitted kitchen. The property has 3 double bedrooms with a master ensuite wet room & a family bathroom. There is a 'wow' factor entrance hall with a spiral staircase to the first floor & the property benefits from uPVC double-glazed windows & doors. The property operates a 'green' heating system which takes advantage of the wood burner & gas boiler providing eco energy incorporating under-floor heating. Outside there is a private drive with ample off-road parking for several cars, an attached garage & a garden with a large decked southwest-facing balcony from where there are splendid views out to Jennycliff, across Plymouth to the Sound and Cornwall.







UNDERLANE, PLYMSTOCK, PL9 9JZ

ACCOMMODATION
Front door opening into the entrance hall.

ENTRANCE HALL 15'6 x 8'4 (4.72m x 2.54m)
Feature spiral staircase with hard wood treads leading to the first floor. Hard wood flooring.

BEDROOM ONE 14'4 x 8'9 (4.37m x 2.67m)
Window with shutters to the front elevation. Built-in wardrobe with hanging rail. Hard wood flooring. Doorway opening into a dressing area, which has bi-folding doors opening into a utility space.

UTILITY SPACE 8'3 x 4'7 (2.51m x 1.40m)
Space for an appliance with shelving above. Hard wood flooring. Separate door opening into the ensuite wet room.

ENSUITE SHOWER ROOM/WET ROOM 8'7 x 5'6 (2.62m x 1.68m)
Comprising a walk-in shower area with wall-mounted controls, large wall-mounted basin and wall-mounted wc with concealed cistern and a push-button flush. Large mirror over. Travertine tiling to the walls and floor. Over-head skylight.

BEDROOM TWO 10'5 x 9'8 (3.18m x 2.95m)
Window with shutters to the front elevation. Feature curved wall. Hard wood flooring.

BEDROOM THREE 12'11 into wardrobe x 6'11 (3.94m into wardrobe x 2.11m)
Window with shutters to the side elevation. Built-in wardrobe and cupboards. Hard wood flooring.

FAMILY BATHROOM 12'7 x 6' max (3.84m x 1.83m max)
Comprising a plinth-mounted free-standing rolled-top bath, large feature basin and a wc with a concealed cistern and a push-button flush. Hard wood flooring. Partly-panelled walls. Over-head skylight.

FIRST FLOOR OPEN-PLAN LIVING SPACE 25' x 23'2 (7.62m x 7.06m)
A stunning open-plan room occupying the entire footprint of the property with feature vaulted ceilings. The room is triple aspect with French doors and windows to 3 elevations, including a balcony to the front elevation providing fantastic views towards Staddon Heights. Additional Velux-style skylights. Ample space for seating and dining. Wood burner set onto a slate hearth. Hard wood flooring throughout.

KITCHEN AREA
The kitchen, which incorporates an island, is fitted with a range of matching cabinets contrasted by solid marble work surfaces. Belfast-style porcelain sink with a work-top mounted mixer tap set into the island. Rangemaster oven, which is included in the sale. American-style fridge-freezer. Integral dishwasher. French doors opening onto a secondary balcony with fantastic views.

GARAGE 16'6 x 8'10 (5.03m x 2.69m)
Up-&-over door to the front elevation. Consumer unit, gas meter and electric meter. Power and lighting. Wall-mounted gas boiler. Hot water cylinder.

OUTSIDE
To the front, there is a brick-paved driveway providing a lovely approach to the property, off-road parking and access to the main front entrance and the garage. There are raised areas retained by attractive limestone walling and laid to chippings for ease of maintenance, either side of the drive. The rear garden has areas laid to timber decking and slate chippings together with a raised mezzanine with a galvanised spiral staircase and metal balustrade, which is laid to composite decking. From the mezzanine there are fabulous views over Staddon Heights towards Mount Edgecumbe. There is an outside bar, which has mains power, lighting and electronic shutters. Outside lighting and outside power points. From the garden there are lovely views.

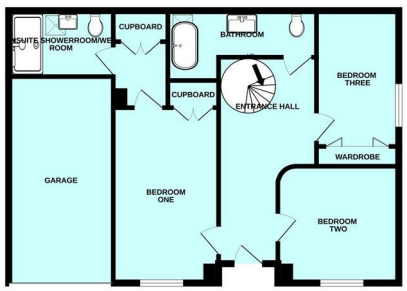
COUNCIL TAX
Plymouth City Council
Council tax band E

Area Map

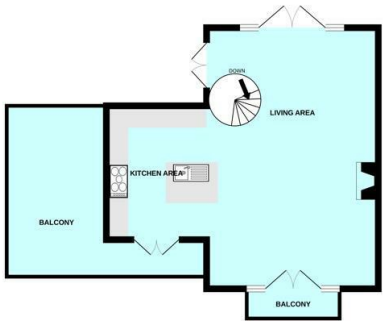


Floor Plans

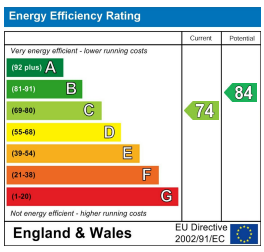
GROUND FLOOR

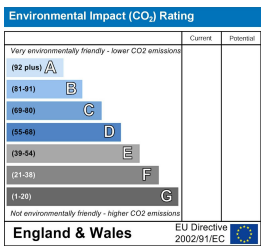


1ST FLOOR



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