



40 Oreston Road

Oreston, Plymouth, PL9 7JX

£350,000



Superbly-positioned bay-fronted 1930s semi-detached house, ideally located close to Oreston Primary School and a short walk from Oreston village. There are lovely views towards Mount Batten & Plymouth Sound, and, to the rear a lovely enclosed westerly-facing patio garden. The accommodation briefly comprises an entrance vestibule & hallway, open-plan lounge/dining room, kitchen/breakfast room, downstairs cloakroom/wc, 4 first floor bedrooms & bathroom. Other features include a driveway, tandem-length double garage plus a games room/gym. Double-glazing & central heating.



ORESTON ROAD, ORESTON, PL9 7JX

ACCOMMODATION

Front door opening into the entrance vestibule.

ENTRANCE VESTIBULE 4'11 x 4' (1.50m x 1.22m)

Further doorway opening into the hallway.

HALLWAY 14'5 x 5'7 (4.39m x 1.70m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard. Window with a fitted blind to the side elevation.

DOWNSTAIRS CLOAKROOM/WC 5'3 x 4'1 (1.60m x 1.24m)

Fitted with a macerator wc and pedestal basin. Storage cupboard. Obscured window to the side elevation.

LOUNGE/DINING ROOM 25'9 into bay x 12' (7.85m into bay x 3.66m)

An open-plan dual aspect room with a bay window to the front elevation and a further window to the rear elevation. 2 chimney breasts. Built-in storage. Picture rail. Doorway opening into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 15'6 x 11'9 (4.72m x 3.58m)

Ample space for table and chairs. Range of matching cabinets and work surfaces. Inset stainless-steel single drainer sink unit. Space for free-standing cooker. Built-in fridge-freezer. Space for washing machine. Window to the rear elevation. Doorway leading to outside.

FIRST FLOOR LANDING

Providing split-level access to the first floor accommodation. Loft hatch. Cupboard with shelving, also housing the Worcester gas boiler.

BEDROOM ONE 13'8 into bay x 10'9 to wardrobe rear (4.17m into bay x 3.28m to wardrobe rear)

Bay window to the front elevation. Range of wardrobes and shelving with sliding mirrored doors. Picture rail.

BEDROOM TWO 12' x 11'11 (3.66m x 3.63m)

Window to the rear elevation. Chimney breast with built-in storage either side.

BEDROOM THREE 11'11 x 10'1 wall-to-wall (3.63m x 3.07m wall-to-wall)

Window to the rear elevation providing lovely views over the Cattewater towards Mount Batten, Plymouth Sound and Drakes Island. Range of built-in cupboards.

BEDROOM FOUR 8'3 x 6'11 (2.51m x 2.11m)

Window to the front elevation. Picture rail. Built-in cupboards including a fold-down single bed.

BATHROOM 8'6 x 7'9 (2.59m x 2.36m)

Comprising a bath, separate shower, wc and basin. Mirrored bathroom cabinet. Obscured window to the side elevation.

TANDEM GARAGE 36'8 x 9' at widest points (11.18m x 2.74m at widest points)

Timber doors to the front elevation. Storage. Stainless-steel single drainer sink. Power and lighting. Side access door opening into the garden. The garage area to the rear has a pitched roof and a doorway opening into the games room/gym.

GAMES ROOM/GYM 23'11 x 16'9 (7.29m x 5.11m)

A very useful outdoor room. A separate doorway leads into the rear garden. Power and lighting. Window.

OUTSIDE

To the front elevation, a tarmac driveway runs the full-width of the property and provides ample off-road parking. The drive continues alongside the house to the garage. There are raised shrub beds laid to slate chippings. The garden to the rear is paved and enjoys a westerly aspect. From the rear garden there is access to the garage and games room/gym.

COUNCIL TAX

Plymouth City Council
Council tax band C

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

