



## 129 Pomphlett Road

Plymstock, Plymouth, PL9 7BU

£435,000



Superbly-presented older-style detached family home with accommodation briefly comprising an entrance vestibule & hallway, lounge, separate dining room with bay window, fitted kitchen & separate utility room. There is an additional sitting room with ensuite wc, which could be used as a ground floor 5th bedroom. On the first floor a landing provides access to the 4 double bedrooms & bathroom. Other features include a paved driveway providing ample off-road parking plus garage and, to the rear, a garden laid to lawn and patio. The property has double-glazing & central heating.



## POMPHLETT ROAD, PLYMSTOCK, PL9 7BU

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Leading to the hallway.

#### HALLWAY 12'6 x 6'8 (3.81m x 2.03m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboards.

#### LOUNGE 16'10 x 11'10 (5.13m x 3.61m)

Window with fitted blind to the front elevation. Chimney breast with fireplace incorporating a wood burner set onto a slate hearth. Coved ceiling.

#### DINING ROOM 11'11 x 11'5 (3.63m x 3.48m)

Bay window with fitted blind to the front elevation. Chimney breast with an inset 'flame-effect' gas fire with remote control. Coved ceiling.

#### KITCHEN 11'4 x 8'4 (3.45m x 2.54m)

Nicely-fitted with a range of base and wall-mounted cabinets with matching fascias and polished granite work surfaces with matching splash-backs. Inset stainless-steel sink with a work-top mounted mixer tap plus a rinsing tap. Inset NEFF hob with a NEFF cooker hood above. Built-in NEFF double oven and grill plus microwave. Integral fridge and freezer. Integral slimline dishwasher. Inset ceiling spotlights. Window to the rear elevation overlooking the garden.

#### UTILITY ROOM 6'7 x 4'9 (2.01m x 1.45m)

Matching cabinets and granite work surfaces. Space for 3 appliances beneath the work surface. Plumbing provided for a washing machine. Door leading to outside.

#### SITTING ROOM/OPTIONAL BEDROOM FIVE 13'1 x 11'2 (3.99m x 3.40m)

A dual aspect room with a window to the side elevation and French doors to the rear opening onto a timber deck providing lovely views over the garden. Doorway opening to the ensuite wc.

#### ENSUITE WC 6' x 4'10 (1.83m x 1.47m)

Fitted with a wc with a push-button flush and basin set into a cabinet providing storage and concealing the cistern. Partly-tiled walls. Obscured window to the side elevation.

#### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Recessed linen cupboard with shelving. Window to the front elevation.

#### BEDROOM ONE 16'8 x 11'9 (5.08m x 3.58m)

Window with a fitted blind to the front elevation. Picture rail.

#### BEDROOM TWO 13'3 x 11'3 (4.04m x 3.43m)

Window to the rear elevation.

#### BEDROOM THREE 12'6 x 11'2 (3.81m x 3.40m)

Bay window with fitted blind to the front elevation. Cupboard housing the hot water cylinder with a shelf above.

#### BEDROOM FOUR 8'9 x 8'5 (2.67m x 2.57m)

Window to the rear elevation overlooking the garden. Picture rail.

#### BATHROOM 9'4 x 5'11 (2.84m x 1.80m)

Comprising a bath with a shower system over and a glass shower screen, wc with a push-button flush and basin set into a cabinet providing storage and concealing the cistern. Matching wall cabinets with mirror and lighting. 2 obscured windows to the rear elevation. Partly tiled walls. Inset ceiling spotlights.

#### GARAGE 15'10 x 9'4 (4.83m x 2.84m)

Up-&-over door to the front elevation. Window to the side elevation. Over-head storage. Power and lighting.

#### CELLAR

Gas boiler. Power and lighting. Window to the rear elevation.

#### OUTSIDE

To the front there is a paved driveway providing ample off-road parking and access to the garage and the main front entrance. Pathways through timber gates leading around both side elevations of the property. The front garden is laid to lawn with bordering shrub beds. The rear garden is enclosed by timber fencing and has areas laid to lawn and paving together with shrub and flower beds. There are 2 outside taps and an outside light.

#### COUNCIL TAX

Plymouth City Council  
Council tax band E

#### SERVICES

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

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## Area Map



## Floor Plans



## Energy Efficiency Graph

