



## 44 Underlane

Plymstock, Plymouth, PL9 9JZ

£385,000



Superb older-style semi-detached house in a highly popular position with large gardens to the front & rear together with a driveway & garage. There are fantastic views towards Staddon Heights. The accommodation briefly comprises an entrance hall, lounge, open-plan kitchen/dining room, lean-to style utility & downstairs shower room/wc. On the first floor a landing provides access to 3 bedrooms & a family bathroom. Electric heating, pressurised hot water, owned solar panels & double-glazing.



UNDERLANE, PLYMSTOCK, PL9 9JZ

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH 8'1 x 4'8 (2.46m x 1.42m)

Window to the front elevation. Coat hooks. Doorway opening into the hallway.

ENTRANCE HALL 9'7 x 8'5 (2.92m x 2.57m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard housing the consumer unit and electric meter.

LOUNGE 12'10 x 12'7 (3.91m x 3.84m)

Chimney breast with storage to one side and a glass-fronted electric fire. Bay window with fitted blinds to the front elevation.

KITCHEN/DINING ROOM 21'7 x 9' (6.58m x 2.74m)

An open-plan kitchen/dining room with ample space for dining table and chairs. The kitchen area is fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and splash-backs. Inset Bosch induction hob with a glass splash-back and Bosch cooker hood above. Built-in Bosch double oven and grill. Space for free-standing fridge-freezer. Integral dishwasher. Window to the rear elevation. Fitted flooring throughout. Inset ceiling spotlights. Full-height glazed door with a window to the side overlooking the garden and leading to outside. A separate door opens into the utility.

UTILITY ROOM 19'5 x 4'11 (5.92m x 1.50m)

A lean-to style room built onto the rear of the property. Base-mounted cabinets providing storage. Space beneath the cabinets for fridge and freezer. Space for washing machine and tumble dryer. Tiled floor throughout. Windows to 2 elevations overlooking the garden. Doorway leading to the rear garden. Doorway providing access to a storage cupboard with shelving. Separate door providing external front access.

DOWNSTAIRS SHOWER ROOM/WC 6'1 x 4'8 (1.85m x 1.42m)

Comprising a generous walk-in shower with a glass screen and a built-in shower system, basin with a cupboard beneath and wc. Tiled walls. Tiled floor. Inset ceiling spotlights. Obscured window to the rear elevation.

FIRST FLOOR LANDING 9'7 x 8'6 incl stairs (2.92m x 2.59m incl stairs)

Providing access to the first floor accommodation. Dual aspect with windows with fitted blinds to 2 elevations. Loft hatch with a fold-down loft ladder. The loft has insulated boarding and lighting.

BEDROOM ONE 12'10 x 9'6 (3.91m x 2.90m)

Window with fitted blind to the front elevation with lovely views.

BEDROOM TWO 12'2 x 8'2 (3.71m x 2.49m)

Window with a fitted blind to the rear elevation with views over the garden.

BEDROOM THREE 9' x 7' (2.74m x 2.13m)

Window with a fitted blind to the rear elevation with views over the garden.

FAMILY BATHROOM 9'1 x 5'6 (2.77m x 1.68m)

Comprising a bath with a shower system over and a glass screen, wc and basin with drawer storage beneath. Wall-mounted mirrored bathroom cabinet. Partly-tiled walls. Obscured window to the side elevation.

GARAGE 20'5 x 9'8 (6.22m x 2.95m)

Remote door to the front elevation. Pressurised hot water cylinder. Stop-cock. Capped gas connection. Power and lighting. Vaulted ceiling. Window to the side elevation.

OUTSIDE

A driveway approaches the property and provides off-road parking. Beside the drive the garden is laid to lawn with inset and bordering shrubs. There is an outside light, outside tap and a side pathway. The rear garden has areas laid to lawn plus mature planting and small trees. There are shrub and flower beds, patio areas, a timber shed and a greenhouse.

COUNCIL TAX

Plymouth City Council  
Council tax band D

SERVICES

The property is connected to mains electricity, water and drainage.

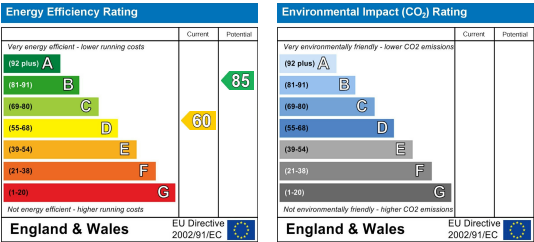
Area Map



Floor Plans



Energy Efficiency Graph



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