



4 Reddicliff Road

Plymstock, Plymouth, PL9 9NF

£415,000



Superbly-presented semi-detached house offering generous family accommodation. Briefly the accommodation comprises a porch & entrance hall leading to an inner hallway. The accommodation is reverse-level with 4 bedrooms and a bathroom on the top floor whilst on the lower floor there is a hallway with downstairs cloakroom/wc, large open-plan lounge/dining room with wood burner leading to a conservatory, additional playroom which could be used as a 5th bedroom, plus kitchen. There is a garage, driveway, store/workshop and gardens. Double-glazing & central heating.



REDDICLIFF ROAD, PLYMSTOCK, PL9 9NF

ACCOMMODATION

uPVC obscured double-glazed door with a matching window to the side opening into the entrance porch.

ENTRANCE PORCH & HALL 9'10 x 4'1 (3.00m x 1.24m)

Parquet flooring. Further obscured glazed timber door with a window to the side opening into the entrance hall. Coat hooks. Providing open-plan access to the hallway.

HALLWAY & LANDING 17'3 x 5'10 (5.26m x 1.78m)

Providing a spacious approach to the first floor accommodation. Stairs descending down to the lower level. Loft hatch. Recessed cupboard with shelving.

BEDROOM ONE 13'6 x 11'11 (4.11m x 3.63m)

Window to the front elevation. Recessed wardrobe.

BEDROOM TWO 10'8 x 10'4 (3.25m x 3.15m)

Window to the rear elevation with lovely views. Recessed wardrobe.

BEDROOM THREE 11'7 x 7'8 (3.53m x 2.34m)

Window to the rear elevation with lovely views. Recessed wardrobe.

BEDROOM FOUR 10'4 x 6'1 (3.15m x 1.85m)

Window to the front elevation.

BATHROOM 7' x 5'5 (2.13m x 1.65m)

Comprising a bath with a shower system over and a glass shower screen, basin and wc with a push-button flush set into a cabinet providing storage and concealing the cistern. Wall-mounted mirror. Bathroom cabinet. Chrome towel rail/radiator. Fully-tiled walls. Tiled floor. Obscured window to the front elevation.

LOWER HALL 11'11 x 5'11 (3.63m x 1.80m)

Under-stairs storage cupboard. Doors providing access to the lower level accommodation including 2 glazed double doors opening into the lounge/dining room.

LOUNGE/DINING ROOM 24'1 x 11'11 (7.34m x 3.63m)

A generous open-plan room with a window to the front elevation. Sliding double-glazed patio doors to the rear opening into the conservatory. Wood burning stove set onto a slate hearth.

CONSERVATORY 11'5 x 8'4 (3.48m x 2.54m)

uPVC double-glazed windows to 3 elevations. Polycarbonate glazed roof. Sliding double-glazed doors leading to outside. Views over the garden.

KITCHEN 10'11 x 7'4 (3.33m x 2.24m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and matching splash-backs. Stainless-steel single drainer sink unit. Built-in oven. 4-burner gas hob with a stainless-steel splash-back. Space for free-standing fridge-freezer. Space and plumbing for slimline dishwasher. Window to the rear elevation. Glazed door leading to outside.

PLAYROOM/BEDROOM FIVE 11'11 x 9'11 (3.63m x 3.02m)

Window to the front elevation.

DOWNSTAIRS CLOAKROOM/WC 6'5 x 3'11 (1.96m x 1.19m)

Comprising a wc and a wall-mounted basin with a tiled splash-back. Wall-mounted mirror. Storage cupboard. Obscured window to the rear elevation.

GARAGE 16'9 x 7'11 (5.11m x 2.41m)

Up-&-over door. Window to the rear elevation.

STORE/WORKSHOP 16'6 x 12'3 max width (5.03m x 3.73m max width)

Situated beneath the garage and is accessed from the rear garden. High ceilings. Shelving. Power and lighting. Plumbing for washing machine. Floor-mounted boiler.

OUTSIDE

A driveway provides access to the garage and off-road parking. The main entrance to the property is next to the garage. The front garden is stocked with a variety of mature shrubs and a tiered pathway provides easy access. Adjacent to the property is an area laid to chippings together with a shrub and flower bed. A chipping pathway continues around the side elevation. The rear garden has been landscaped with areas laid to lawn, shrub and flower beds, timber decking plus areas laid to chippings. There is a shed, pergola and lovely views.

COUNCIL TAX

Plymouth City Council
Council tax band D

SERVICES

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

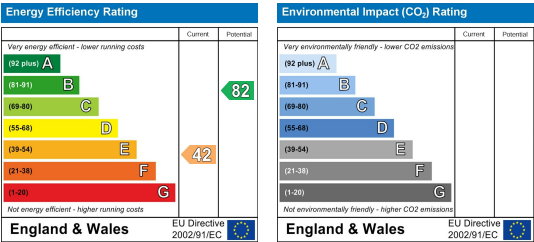
Area Map



Floor Plans



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