



91 Staddiscombe Road

Staddiscombe, Plymouth, PL9 9LU

£475,000



Detached, individual family home situated on the southerly outskirts of Plymstock, with spacious, adaptable accommodation comprising entrance hall, lounge with wood-burning stove, kitchen/diner & separate utility room, 4 double bedrooms & study/5th bedroom, family bathroom & 2 ensuites. Private drive with ample parking. Block-built storage shed. Fully-enclosed rear garden backing onto woodland. Extensive views toward Plymouth & Cornwall.



91 STADDISCOMBE ROAD, STADDISCOMBE, PLYMOUTH PL9 9

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 21'4 x 5'8 going to 7'5 + 9'4 x 5'10 (6.50m x 1.73m going to 2.26m + 2.84m x 1.78m)

21'4 x 5'8 going to 7'5 + 9'4 x 5'10

Tiled entrance area with 2 uPVC double-glazed windows. Stairs to the first floor with small storage cupboard below. Built-in storage cupboard housing the electric consumer unit.

STUDY/BEDROOM FIVE 9' x 7'3 (2.74m x 2.21m)

uPVC double-glazed window overlooking the front.

LIVING ROOM 22'5 x 13'1 (6.83m x 3.99m)

uPVC double-glazed window to the side. uPVC double-glazed sliding patio doors overlooking the rear. Feature wood-burning stove with slate hearth.

BEDROOM TWO 13'7 x 11'1 (4.14m x 3.38m)

uPVC double-glazed sliding patio door overlooking the rear.

ENSUITE SHOWER ROOM/WET ROOM 7' x 3'10 (2.13m x 1.17m)

Fully-tiled walls and floor. Fitted with a system shower, low-level wc and vanity wash handbasin with mixer tap. Chrome heated towel rail. uPVC obscured-glass double-glazed window. Extractor fan.

BEDROOM THREE 11'10 x 11'8 (3.61m x 3.56m)

uPVC double-glazed window overlooking the front.

BEDROOM FOUR 10'6 x 9'4 (3.20m x 2.84m)

uPVC double-glazed window. Built-in storage cupboard.

FAMILY BATHROOM 7'11 x 7'1 (2.41m x 2.16m)

Fitted with a 3-piece suite comprising contemporary-style deep-fill bath, mixer tap with shower head attachment, low-level wc and clear glass round bowl sink unit with mixer tap and cupboard below. Chrome heated towel rail. Obscured-glass double-glazed window. Tiled floor.

FIRST FLOOR MASTER BEDROOM 16'8 x 15'4 (5.08m x 4.67m)

uPVC double-glazed French doors, with matching side panels, opening to a balcony with stainless-steel-&-glass balcony rail. Far-reaching view across Plymouth out to Cornwall. 2 Velux double-glazed skylight windows. Access doors to eaves storage areas.

ENSUITE BATHROOM/WET ROOM 10'1 x 5'9 (3.07m x 1.75m)

Fully-tiled walls and floor. Fitted with a system shower, deep spa bath, low-level wc and round bowl vanity wash handbasin with mixer tap. Heated towel rail. Spotlighting. Velux double-glazed window.

WALK-IN WARDROBE 32'9"16'4" x 16'4"22'11" (10'5 x 5'7)

LOWER GROUND FLOOR

KITCHEN/DINING/FAMILY ROOM

Very spacious, light room. The kitchen area is extensively fitted with floor-to-ceiling units, pull-out trolley racks and storage cupboards. Integrated electric oven and fridge/freezer. Along one wall the base units have easy-close drawers, storage cupboards and Corian work surfaces over with tiling to the walls. Large island unit with pull-out pan drawers and Corian work surface over. Integrated stainless-steel single-drainer sink unit with mixer tap. Instant hot water tap. 4-ring gas hob and free-standing Rayburn range cooker with 2 ovens, warming oven and 2 hot plates. Tiled floor throughout. Bi-folding uPVC double-glazed windows and doors opening straight onto the rear decking and garden. Spotlighting.

UTILITY ROOM 15'2 x 5'2 (4.62m x 1.57m)

Housing the gas boiler and vented hot water cylinder. Range of base cupboards and drawers with wall cupboards over. Work surfaces incorporating a stainless-steel single-drainer sink unit with mixer tap. Plumbing for dishwasher and washing machine. uPVC obscured-glass double-glazed door to outside. Tiled floor. Spotlighting. Extractor fan. Large built-in storage cupboard with power and light.

OUTSIDE

To the front there is a paved driveway with off-road parking for at least 3 cars and a driveway which runs along the side of the property, providing additional parking. Outside lighting. Outside tap. The driveway leads to a large storage shed and a gate opens to the rear garden. Directly to the rear of the house there is a large decked area with outside lighting and steps leading down onto a lawned garden, enclosed by natural hedgerows, backing onto a small copse of woodland. Timber shed.

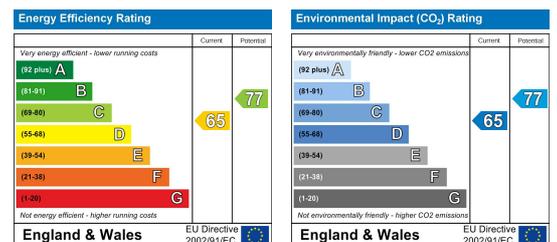
Area Map



Floor Plans



Energy Efficiency Graph



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