



## 47 Dunstone Road

Plymstock, Plymouth, PL9 8SE

£315,000



Superbly positioned extended semi-detached house with very nicely presented accommodation throughout. Briefly the accommodation comprises an entrance hall, lounge, extended separate dining room, kitchen/breakfast room, utility/boot room, ground floor 4th bedroom & a downstairs shower room/wc. On the first floor there are 2 bedrooms and a bathroom and a concealed staircase leading to a converted loft room providing bedroom three. Stunning courtyard-style garden. Paved frontage providing parking for 2 cars. Double-glazing & central heating.



**DUNSTONE ROAD, PLYMSTOCK, PL9 8SE**

**ACCOMMODATION**

Front door opening into the entrance hall.

**ENTRANCE HALL**

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Feature exposed floor boards.

**LOUNGE 14'10 x 11'8 (4.52m x 3.56m)**

Window with a fitted blind to the front elevation. Feature exposed floor boards. Doorway opening into the kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM 14'10 x 9'4 (4.52m x 2.84m)**

Ample space for table and chairs. Range of kitchen cabinets with matching fascias and polished hard wood work surfaces. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. 4-burner gas hob with a cooker hood above. Space and plumbing for dishwasher. Under-stairs storage cupboard also housing the gas meter, electric meter and consumer unit. 2 windows to the rear elevation. Access through to the dining room.

**DINING ROOM 8'11 x 8'1 (2.72m x 2.46m)**

Skylight. French doors opening to the garden. Doors providing access to the remaining ground floor accommodation.

**BEDROOM FOUR 13'1 x 7'9 (3.99m x 2.36m)**

Window with fitted blinds to the front elevation.

**DOWNSTAIRS SHOWER ROOM/WC 6'4 x 5'4 (1.93m x 1.63m)**

Comprising an enclosed tiled shower, corner-style wc and basin with a cabinet beneath. Towel rail/radiator. Tiled floor. Obscured window with a fitted blind to the rear elevation.

**UTILITY/BOOT ROOM 10'5 x 5'5 (3.18m x 1.65m)**

Doorway leading to outside via the front elevation. Shelving. Space for free-standing fridge-freezer. Space and plumbing for washing machine. Skylight.

**FIRST FLOOR LANDING**

Providing access to the first floor accommodation. Window with a fitted blind to the side elevation. Doorway concealing the staircase ascending to the loft conversion. Feature exposed floor boards.

**BEDROOM ONE 14'11 x 11' (4.55m x 3.35m)**

A generous open-plan bedroom running the full-width of the property with 2 windows with fitted blinds to the front elevation with lovely views over Plymouth towards Cornwall. Over-stairs cupboard with shelving. Recessed cupboard fitted with hanging rail. Feature exposed floor boards.

**BEDROOM TWO 10'8 x 8'6 (3.25m x 2.59m)**

Window with a fitted blind to the rear elevation. Feature exposed floor boards.

**BATHROOM 6'2 x 5'6 (1.88m x 1.68m)**

Comprising a bath with a shower system over and a glass shower screen, pedestal basin and wc. Mirrored bathroom cabinet. Partly-tiled walls. Tiled floor. Obscured window to the rear elevation.

**LOFT ROOM 14'6 x 10'11 (4.42m x 3.33m)**

Paddle staircase providing access. Velux-style windows to the front and rear elevations. Eaves storage access.

**OUTSIDE**

To the front, the driveway is laid to brick paving, which extends across the front elevation providing parking comfortably for 2 cars. Beside the drive there is a shrub bed laid to chippings and a bin store. Part external cladding in Siberian larch. The rear garden is designated by the Devon Wildlife Trust as a wildlife friendly garden and is laid to natural stone paving and mature borders planted with a variety of species. A timber gate opens into a storage area and there is a timber shed with power and lighting.

**COUNCIL TAX**

Plymouth City Council  
Council tax band C

**Area Map**

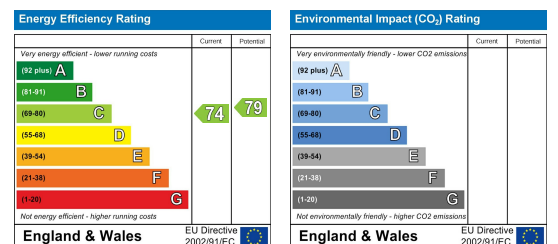


**Floor Plans**



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**Energy Efficiency Graph**



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