



## 8 Shute Park Road

Plymstock, Plymouth, PL9 8RE

Offers Over £400,000



An extremely spacious detached bungalow in a lovely position enjoying a beautiful mature southerly-facing rear garden. Briefly, the accommodation comprises an entrance hall, feature open-plan lounge/dining room with central stone chimney breast, additional split-level sunken sitting room, kitchen, side porchway & to the rear a conservatory enjoying views over the garden. There are 2 double bedrooms and a bathroom on the ground floor, whilst built within the roof space is a third double bedroom. Paved driveway & garage. Double-glazing & central heating.



## SHUTE PARK ROAD, PLYMSTOCK, PL9 8RE

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 18'11 x 5'11 (5.77m x 1.80m)

Staircase ascending to bedroom three. Doors providing access to the ground floor accommodation. Recessed cloak cupboard with coat hooks and consumer unit.

### OPEN-PLAN LOUNGE/DINING ROOM 24'8 x 15'7 (7.52m x 4.75m)

A spacious room providing ample space for seating and dining. Nature stone-built chimney breast in the middle of the room. Beamed ceilings. Window to the side elevation. Sliding double-glazed doors to the rear opening into the conservatory.

### CONSERVATORY 15'9 x 4'8 (4.80m x 1.42m)

Glazing to 2 sides. Tiled floor. Lovely views over the mature south-facing garden.

### SITTING ROOM 18'4 x 14'10 (5.59m x 4.52m)

An extremely spacious dual aspect sitting room with an obscured window to the front elevation and a window to the rear enjoying views over the garden.

### KITCHEN 13'5 x 8'9 (4.09m x 2.67m)

Range of matching base and wall-mounted cabinets with work surfaces and tiled splash-backs. Breakfast bar. 2 separate inset stainless-steel sinks. Built-in oven. 4-burner gas hob with a cooker hood above. Recess for fridge-freezer. Window over the sinks enjoying views over the garden. Doorway to the side opening into the porch.

### SIDE PORCHWAY 9'4 x 2'9 (2.84m x 0.84m)

Space and plumbing for washing machine. Single glazed windows to 2 elevations. Obscured glazed door leading to outside.

### BEDROOM ONE 14'5 x 12'1 (4.39m x 3.68m)

Dual aspect with windows to the front and side elevations. Range of built-in wardrobes and cupboards.

### BEDROOM TWO 10'5 x 11'5 (3.18m x 3.48m)

Window to the front elevation.

### BATHROOM 9'5 x 7'2 (2.87m x 2.18m)

Comprising a bath, separate tiled shower, wc and pedestal basin. Wall-mounted mirror. Recessed bathroom cabinet. Partly-tiled walls. 2 obscured windows to the side elevation.

### BEDROOM THREE 16' x 14'11 (4.88m x 4.55m)

Situated within the roof space. Velux-style roof window to the rear elevation. Beamed ceiling. Built-in wardrobe with sliding doors.

### BASEMENT ROOM ONE 13'7 x 8'10 (4.14m x 2.69m)

Window to the front elevation. Belfast-style sink with taps above. Gas meter. Doorway opening into basement room two.

### BASEMENT ROOM TWO 15'8 x 13'8 (4.78m x 4.17m)

Wall-mounted Worcester gas boiler.

### BASEMENT ROOM THREE 11'8 x 4'7 (3.56m x 1.40m)

Shelving.

### BASEMENT ROOM FOUR 17'8 x 15' (5.38m x 4.57m)

Very limited head height.

### GARAGE 15'4 x 7'4 (4.67m x 2.24m)

Remote door to the front elevation.

### OUTSIDE

The bungalow is approached via a brick-paved driveway providing off-road parking and access to the garage. There is also pedestrian access with a pathway leading to the main front door. The front garden is laid to lawn with bordering shrubs. There are also gardens to the side laid to lawn. To the rear, there is a beautiful garden mainly laid to lawn with inset and bordering shrubs. There is an outside pond, outside wc and a little stream at the bottom of the garden.

### COUNCIL TAX

Plymouth City Council  
Council tax band E

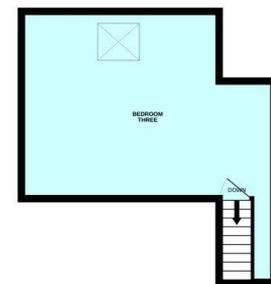
## Area Map



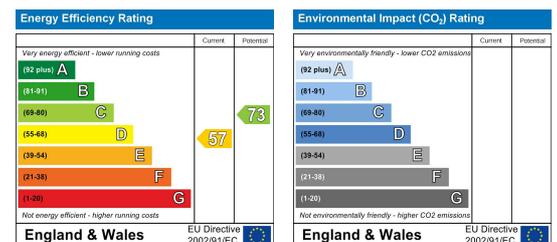
## Floor Plans



1ST FLOOR



## Energy Efficiency Graph



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