



**23 Furzehatt Road**  
**Plymstock, Plymouth, PL9 8QX**

**£1,500,000**

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### FURZEHATT ROAD, PLYMSTOCK, PL9 8QX

#### ACCOMMODATION

Gloss painted front door opening into the entrance vestibule.

#### ENTRANCE VESTIBULE

**4'10 x 4'9 (1.47m x 1.45m)**

Original leaded stained glass window. Quarry-tiled floor. Further timber leaded stained glass door opening into the entrance hall.

#### ENTRANCE HALL

**11'8 x 10'7 (3.56m x 3.23m)**

Oak herringbone parquet floor. Staircase ascending to the first floor. Open-plan area beneath with seating. Dado and picture rails.

#### SNUG

**13'4 x 10'11 (4.06m x 3.33m)**

Fireplace with a polished stone surround. Cabinets and shelving built-in either side of the chimney breast. Coving. Picture rail. Recessed cupboard. Oak herringbone parquet floor.

#### REAR HALLWAY

**10'4 x 5'5 (3.15m x 1.65m)**

Lantern skylight. Dado rail. Oak herringbone parquet floor.

#### KITCHEN/DINING ROOM

**28'3 x 13'11 at widest points (8.61m x 4.24m at widest points)**

An exceptional open-plan room with ample space for dining table and chairs. Chimney breast with fireplace. Picture rail. Coved ceiling. Glazed doors opening into the sun lounge. The kitchen area is fitted with a matching range of cabinets to include an island, all finished with quartz work surfaces. Ceramic twin bowl sink with work-top mounted mixer tap above. Built-in oven and microwave. Separate free-standing range. Built-in dishwasher. Wine cooler. Fridge-freezer. Bi-folding doors overlooking the garden and leading to outside. Oak herringbone parquet floor.

#### SUN LOUNGE

**16'10 x 12'5 (5.13m x 3.78m)**

Bi-folding doors to 3 elevations. Skylight. Lovely views over the garden. Oak herringbone parquet floor.

#### SITTING ROOM

**17'3 into bay x 16'10 (5.26m into bay x 5.13m)**

Dual aspect with French doors to the rear overlooking the garden and a bay window to the side elevation with a window seat. Chimney breast with fireplace. Built-in storage and shelving to one side of the chimney breast. Coved ceiling. Picture rail.

#### BEDROOM FIVE

**15' x 10'7 incl dressing area (4.57m x 3.23m incl dressing area)**

A ground floor guest bedroom with a window to the side elevation. Cupboard

housing the electric meter, consumer unit and gas meter. Dressing area fitted with shelving, hanging rails and drawer unit. Inset ceiling spotlights. Doorway into the ensuite shower room.

#### ENSUITE SHOWER ROOM

**6'8 x 5'2 (2.03m x 1.57m)**

A wet room-style shower room comprising a shower with a fixed over-head shower, additional rinsing attachment, wall-mounted controls and a fixed glass screen, a wall-mounted basin and a wall-hung wc with a push-button flush and concealed cistern. Chrome towel rail/radiator. Tiled floor. Obscured window to the side elevation.

#### INNER VESTIBULE/UTILITY

**12'1 x 5'5 (3.68m x 1.65m)**

Providing access from the rear hallway to the kitchen. Coved ceiling. Picture rail. Doorway opening into the utility room. The utility room has a range of cabinets, space for washing machine and tumble dryer, a Belfast-style porcelain sink with a quartz work-top and mixer tap above. Window to the side elevation.

#### DOWNSTAIRS SHOWER/CLOAKROOM

Comprising an enclosed tiled shower with a built-in shower system and glass screen, wc with high flush cistern and a pedestal basin. Tiled floor. Double doors opening to a cupboard housing the hot water cylinder and gas boiler.

#### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Dado rail.

#### BEDROOM ONE

**15' x 13' (4.57m x 3.96m)**

A superb master bedroom with windows to the rear enjoying lovely views over the grounds towards woodland. Picture rail.

#### DRESSING ROOM

**11'2 x 8'6 (3.40m x 2.59m)**

Fitted with a range of wardrobes, shelved cabinets and drawer units. Dressing table. Large wall-mounted mirror with LED lighting. Inset ceiling spotlights. Dual aspect with windows to the side and front elevations.

#### ENSUITE BATHROOM

**11'9 x 9'7 (3.58m x 2.92m)**

Comprising a large walk-in wet room style shower with a fixed glass screen and over-head shower with rinsing attachment with wall-mounted controls, free-standing slipper-style bath with floor-mounted controls and mixer tap, twin wall-mounted basins and wall-hung wc with a push button flush and a concealed cistern. Wall-mounted mirror. Inset ceiling spotlights. Obscured windows to the rear elevation.

## BEDROOM TWO

**13'10 x 12'3 (4.22m x 3.73m)**

Picture rail. Dual aspect with a window to the side elevation and French doors opening onto the balcony. The balcony has porcelain tiles and a glass balustrade providing lovely views over the garden.

## BEDROOM THREE

**12'2 x 11'1 (3.71m x 3.38m)**

Original fireplace with cast inset. Picture rail. Window to the side elevation. Folding wooden ladder providing access to the loft room.

## LOFT ROOM

**20'1 x 9'1 at widest points (6.12m x 2.77m at widest points)**

Boarded. Windows to 2 elevations.

## BEDROOM FOUR

**11'2 x 10' (3.40m x 3.05m)**

Window to the front elevation. Picture rail.

## BEDROOM SIX

**7'8 x 7'6 (2.34m x 2.29m)**

Window to the side elevation. Storage cupboard. Picture rail.

## FAMILY BATHROOM

**9'8 x 6'4 (2.95m x 1.93m)**

Comprising a free-standing slipper-style bath with floor-mounted mixer tap, wall-mounted basin and a wall-hung wc with a push-button flush and a concealed cistern. Illuminated mirror. Partly-tiled walls. Tiled floor. Inset ceiling spotlights. Obscured window to the side elevation.

## FAMILY SHOWER ROOM

**6'3 x 5'11 (1.91m x 1.80m)**

A walk-in wet room-style shower with over-head shower, additional rinsing attachment and wall-mounted controls, wall-mounted basin and a wall-hung wc with a push-button flush and concealed cistern. Wall-mounted illuminated and heated mirror. Partly-tiled walls. Tiled floor. 2 windows to the front elevation.

## GARAGE

**21'1 x 12'5 (6.43m x 3.78m)**

A detached garage constructed beneath a pitched tiled roof. Feature exposed beams. Power and lighting. 2 obscured windows to the rear elevation. Twin timber double doors to the front elevation.

## APPLE STORE

**10'10 x 7'9 (3.30m x 2.36m)**

A detached masonry building constructed beneath a pitched tiled roof. Feature exposed beams. Dual aspect with windows to 2 elevations, including a circular window. Partly-glazed door.

## GREENHOUSE

**14'9 x 10' (4.50m x 3.05m)**

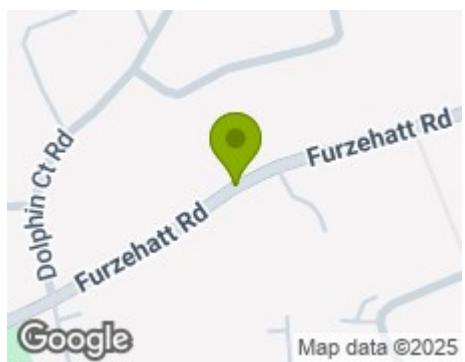
A detached masonry building with built-in beds. Glazing to 3 elevations. Glazed roof.

## OUTSIDE

The house is approached via twin timber gates opening onto a gravelled driveway. The driveway runs along 2 elevations of the property providing off-road parking and turning for numerous vehicles, as well as access to the garaging and main front entrance. The garden to the front elevation is laid to shrubs. The main area of garden is situated to the rear. The rear garden is level, has a southerly aspect and is mainly laid to lawn together with mature hedging and shrubs. There is a generous paved porcelain patio area laid adjacent to the property. Outside soffit lighting. Wall-mounted outside lights. Outside seating. Barbecue area.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

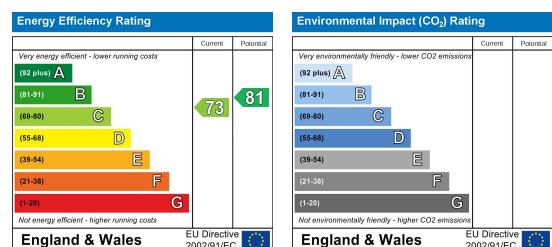


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## Viewing

Please contact our Plymstock Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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