



## 13 Dunclair Park

Laira, Plymouth, PL3 6DJ

**Price Guide £295,000**



Tucked away in an elevated position with views over the River Plym. In a cul-de-sac road is this well presented 1930s semi-detached family home with a single garage & off road parking for 3 vehicles. The accommodation comprises an entrance hall, lounge, dining room, kitchen, 3 bedrooms & a family shower room. A lovely, large decked seating area to the front & a terraced rear garden with elevated river views, courtyard at the bottom with boiler shed & additional utility shed.





13 DUNCLAIR PARK, LAIRA, PL3 6DJ

LOCATION

ACCOMMODATION

Entrance via a uPVC double-glazed door with double-glazed stain glass panel, which opens up into the entrance hall;

ENTRANCE HALL 13'10" x 5'10" (4.22 x 1.78)

Wood effect laminate flooring, staircase rising to the first floor landing. 2 hooded under-stair storage cupboard. Archway which opens up into the kitchen & a door with a glazed panel which opens up into the lounge;

LOUNGE 11'10" x 11'6" (3.63 x 3.51)

Feature fire place with wooden mantle & surround. Cast iron inset with an open grate. Curved uPVC double-glazed bay window to the front with views over the River Plym. Wood effect laminate flooring. Square arch which opens up into the dining room;

DINING ROOM 11'10" x 10'9" (3.61 x 3.29)

Ample space for a dining table. uPVC double-glazed french doors opening up out to the rear garden & continuation of the wood effect laminate flooring.

KITCHEN 11'9" x 6'9" (3.59 x 2.06)

Attractive matching basin & wall mounted units to include; integrated fridge, oven & washing machine. Roll edge laminate work surface which has an inset four ring induction hob. Stainless steel sink unit with a mixer tap. Tiled splash-back. Extractor fan over induction hob. uPVC double-glazed window to the side. Continuation of the wood effect laminate flooring. A wooden stable-style door with glazed panels which opens up out to the rear garden.

FIRST FLOOR LANDING 9'3" x 5'11" (2.84 x 1.81)

Access hatch to roof void with doors leading off to the bedrooms & bathroom. uPVC double-glazed window to the side.

BEDROOM ONE 11'10" x 11'10" (3.61 x 3.61 )

Laminate wood flooring. Currently acting as a study. Ceiling spotlights. Curved uPVC double-glazed bay window to the front, with an overlooking view of the River Plym.

BEDROOM TWO 12'0" x 10'5" (3.66 x 3.19)

Ceiling spotlights. uPVC double-glazed window to the rear, overlooking the garden.

BEDROOM THREE 7'5" x 5'11" (2.27 x 1.81)

Grey wood effect laminate flooring. Ceiling spotlights. uPVC double-glazed window to the front, overlooking views over the River Plym.

BATHROOM 8'9" x 7'1" (2.68 x 2.18)

Attractive suite with twin walk in shower cubical, dual shower heads both handheld and rainfall. A closed coupled wc with hidden sister wash hand basin, inset into high gloss vanish storage cupboards below. Tiled walls. Chrome heated towel rail. Ceiling spotlights. Twin obscured uPVC double-glazed windows to the side. Extractor fan. Grey wood effect laminate flooring.

GARDEN

Enclosed paved courtyard seating area. Boiler cupboard outside housing the ideal Logic combination boiler. Utility cupboard which has space for a tumble dryer. Wooden gate gives access to the side path. Picket gate opens up to steps which lead up to the main section of the rear garden which is laid out over a number of terraces. Stone chippings.

GARAGE 14'9" x 9'7" (4.51 x 2.94)

Single garage with an up & over door.

EXTERNALLY

The property is approached via a series of steps which leads up to a wooden gate, which opens up to the main front garden. A large decked seating area. Car parking space to the front & 2 to the side of the garage.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

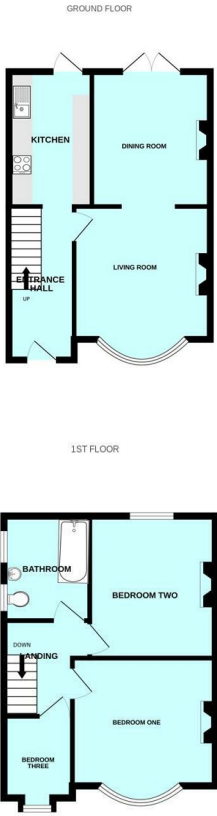
SERVICES

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

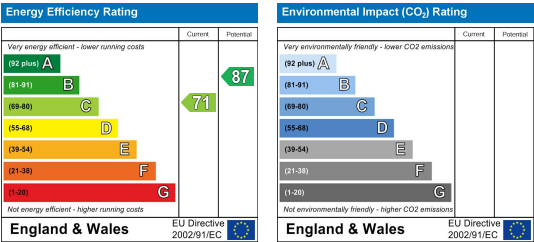
Area Map



Floor Plans



Energy Efficiency Graph



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