



## 7 Collingwood Villas Collingwood Road

Stoke, Plymouth, PL1 5NZ

Guide Price £750,000





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## COLLINGWOOD VILLAS, STOKE, PL1 5NZ

### THE PROPERTY

Spacious and well-presented home arranged over 4-storeys. Grade II listed semi-detached Victorian villa thought to have been built c1850. Generously proportioned, flexible adaptable accommodation which is light and airy and retaining an attractive variety of original and characterful period features complemented by a host of modern conveniences including quality double-glazing, gas-fired central heating with a new Worcester boiler and various other features.

The accommodation comprises an entrance porch, spacious reception hall, generous-sized double-length living room with front bay window incorporating seating and a fireplace with marble surround and ornate fireback with a gas fire with a re-lined flue, built-in storage around the fireplace and 2 windows with working shutters to the rear elevation, rear lobby with doors opening to the rear garden and a useful downstairs wc on the ground floor level.

On the lower ground floor level there is a good-sized hall, a spacious utility room with various storage facilities off including a wine cellar, a large open-plan fitted integrated kitchen with a breakfast bar and incorporating a Belfast-style sink, granite work tops, a Bosch dishwasher, integrated Siemens 5-ring gas hob with an extractor hood above and Bosch oven and microwave and a wide arch opening connects to the spacious, impressive dining room with a multi-fuel stove which has had a re-lined flue.

On the first floor level a landing provides access to the large master bedroom with integrated storage facilities, a walk-through dressing room with further storage and an ensuite bathroom. The ensuite bathroom comprises a corner bath, separate shower, vanity wash hand basins and wc. There is a further generous double-sized bedroom and a separate family bathroom.

Stairs rise to the second floor where the spacious top floor landing provides access to further good-sized bedrooms and shower room/wc.

The property has excellent parking facilities on the private drive with ample space for turning and parking various vehicles. From drive there is access to the generous-sized double garage, which has been subdivided and featuring a large gym to the rear, which equally could be

used as a workshop. Alternatively, the partition wall could be removed and opened up to provide one large double garage again. Adjacent to the garage is a covered area with a hot tub and to the rear, there is a delightful enclosed large wrap-around garden enjoying a high degree of privacy with wall boundaries and well-established hedges. The garden is largely laid to lawn and there are seating areas, an outdoor swimming pool, plant room and garden shed.

### LOCATION

Found in this popular address of Collingwood Villas and within the sought-after area of Stoke. Stoke provides an excellent variety of services within the village, including Stoke Damerel primary school and various other amenities. There is easy access into the city and lies within walking distance of Devonport and the dockyard.

### ACCOMMODATION

#### ENTRANCE LOBBY

5'11 x 4' (1.80m x 1.22m)

#### RECEPTION HALL

18'11 x 10'10 max dimensions (5.77m x 3.30m max dimensions)

#### LIVING ROOM

32'2 x 16'7 max dimensions (9.80m x 5.05m max dimensions)

#### REAR LOBBY

4'8 x 3'6 (1.42m x 1.07m)

#### WC

5' x 3'5 (1.52m x 1.04m)

### LOWER GROUND FLOOR

#### HALL

9'10 wide (3.00m wide)

#### KITCHEN

15'3 x 13'3 (4.65m x 4.04m)

#### DINING ROOM

16' x 15'8 (4.88m x 4.78m)

#### UTILITY ROOM

9'10 x 9'8 max dimensions (3.00m x 2.95m max dimensions)

#### WINE CELLAR

7'8 x 6'6 (2.34m x 1.98m)

#### WALK-IN CUPBOARD

7'4 x 4'1 (2.24m x 1.24m)

#### REAR LOBBY

4'11 x 3'9 (1.50m x 1.14m)

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

18'1 x 12'5 (5.51m x 3.78m)

#### DRESSING ROOM

7'7 x 5'8 (2.31m x 1.73m)

#### ENSUITE BATHROOM

12'7 x 9'3 max dimensions (3.84m x 2.82m max dimensions)

#### BEDROOM TWO

15'10 x 12'11 (4.83m x 3.94m)

#### FAMILY BATHROOM

9'9 x 5'9 (2.97m x 1.75m)

#### SECOND FLOOR LANDING

11'1 x 9'6 max dimensions (3.38m x 2.90m max dimensions)

#### BEDROOM THREE

15'3 x 11'10 (4.65m x 3.61m)

#### BEDROOM FOUR

15'10 x 11'1 (4.83m x 3.38m)

#### BEDROOM FIVE

12'4 x 10'6 (3.76m x 3.20m)

#### SHOWER ROOM

14' x 5'4 (4.27m x 1.63m)

#### GARAGE

18'5 x 24'9 overall width (5.61m x 7.54m overall width)

A double garage sub-divided with an internal partition wall and incorporating a gym.

#### OUTDOOR SWIMMING POOL

21' x 12' (6.40m x 3.66m )

Depth- 1.8m- 2.0m

#### PLANT ROOM

Filtration unit. Heater (currently not working).

#### OUTSIDE

#### SERVICES

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



Road Map



Hybrid Map



Terrain Map



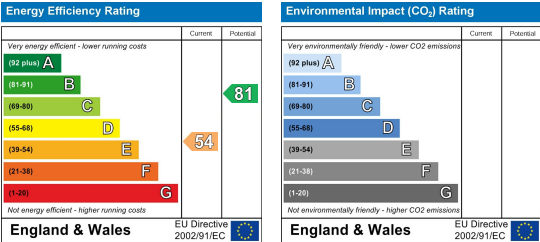
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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