



## 162 Austin Crescent

Eggbuckland, Plymouth, PL6 5QS

£525,000



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## AUSTIN CRESCENT, EGGBUCKLAND, PLYMOUTH, PL6 5QS

### ACCOMMODATION

Entrance via a composite front door which opens into a welcoming entrance hall.

### ENTRANCE HALL

15'1" x 6'2" (4.61m x 1.88m)

Grey wood effect laminate flooring. Dado rail. Staircase leads down to the lower half landing. Door opens into the dining room.

### DINING ROOM

16'4" x 9'4" (4.98m x 2.87m)

Feature fireplace with wooden mantle & surround. Inset contemporary electric fan fire. Curved uPVC double-glazed bay window to the front. Ample space for dining table. Dado rail. Wooden door with glazed panel opens into the kitchen. Galleried area & staircase leads down to the lounge.

### LOUNGE

16'4" x 13'6" (4.98m x 4.14m)

Feature media wall with space for television & sound bar. Electric fan fire built into media wall. Display areas on both chimney breast recesses with down lighting. Dado rail. Sliding uPVC double-glazed door which opens out to a composite decked terrace with distant views towards Derriford.

### COMPOSITE DECKED TERRACE

16'4" x 8'8" (4.98m x 2.65m)

### KITCHEN

Attractive matching white high gloss base & wall mounted units with a fitted twin oven & integrated dishwasher. Space for an American fridge freezer & tumble dryer. Plumbing for a washing machine. Central island incorporating a breakfast bar area. Roll edge laminate work surfaces have inset 4 ring induction hob with filter hood over. 1.5 bowl sink unit with mixer tap. Grey brick-style splash-back. Two uPVC double-glazed window to the rear with distant views over Derriford. Staircase leads up to an inner hallway.

### INNER HALLWAY

6'4" x 4'5" (1.94m x 1.35m)

Dado rail. Door into cloakroom & garage. Grey wood effect laminate flooring.

### CLOAKROOM

4'11" x 4'3" (1.52m x 1.3m)

Matching suite of close coupled wc, wash hand basin inset into a roll edge work top with high gloss storage cupboard below. Tiled walls to dado height. Obscured uPVC double-glazed window to the side. Grey wood effect laminate flooring.

### LOWER HALF LANDING

11'8" x 4'6" (3.56m x 1.39m)

Staircase leads down to the lower ground floor. uPVC double-glazed window to the side. Doors leading to the bathroom & gym.

### BATHROOM

15'9" x 10'2" (4.82m x 3.12m)

Matching suite of separate shower cubical, free standing 4 claw bath, wc, bidet & His and Hers curved sinks inset into a roll edge work surface with high gloss storage cupboards below. Tiled walls & floor. Obscured uPVC double-glazed window to the front. Ceiling spotlights.

### GYM LOBBY

8'1" x 4'1" (2.47m x 1.26m)

The gym is split into 2 areas. A lobby area first. A good-sized storage space with a square arch opening into the main gym.

### GYM

12'3" x 8'1" (3.75m x 2.47m)

uPVC double-glazed window to the side. Laminate wood flooring.

### LOWER GROUND FLOOR

10'9" x 9'2" (3.3m x 2.81m)

A doorway into the inner hallway. Door to bedroom 2.

### BEDROOM TWO

10'10" x 8'8" (3.31m x 2.65m)

Ceiling spotlights. uPVC double-glazed window to the rear with distant views towards Derriford. Archway opens into the dressing room.

### DRESSING ROOM

10'2" x 8'1" (3.12m x 2.48m)

uPVC double-glazed window to the rear with distant views towards Derriford. Currently being used as a games room/dressing room.

### INNER HALLWAY

15'5" x 6'1" (4.71m x 1.87m)

A couple of steps down to the master bedroom. Doors leading to the study, bedroom 3 & master bedroom.

### STUDY

6'11" x 6'2" (2.12m x 1.88m)

Obscured uPVC double-glazed window to the front.

### BEDROOM THREE

10'6" x 9'4" (3.21m x 2.85m)

uPVC double-glazed window to the front.

### MASTER BEDROOM

13'0" narrowing to 9'4" x 13'7" narrowing to 7'5" (3.98m narrowing to 2.86m x 4.15m narrowing to 2.27)

Fitted wardrobes with twin doors to one wall. Sliding uPVC double-glazed door which opens out to a composite decked terrace with views towards Derriford. Door into the en-suite.

### COMPOSITE DECKED TERRACE

18'11" x 9'9" (5.77m x 2.98m)

### EN-SUITE

Matching suite of fitted shower cubical with electric Bristan shower, close coupled wc & His and Hers sinks inset into a worktop with grey high gloss vanity storage cupboards below. Wall mounted mirrored medicine cabinet. Chrome heated towel rail. Tiled walls. Wood effect vinyl flooring with under-floor heating. Ceiling spotlights. Extractor fan. Obscured uPVC double-glazed window to the side.

### ANNEX

Entrance via a uPVC double-glazed door with leaded light panels & obscured glazed panel to one side opens to the entrance hall.

## ENTRANCE HALL

7'9" x 4'1" (2.38m x 1.25m)

Door leading to bedroom one. Square arch opening to the inner hall.

## BEDROOM ONE

15'9" x 7'8" (4.81m x 2.36m)

The room is divided into 2 areas, one being dressing area with part partition. Entrance opening into the main section of bedroom. uPVC double-glazed window to the side.

## INNER HALLWAY

8'9" x 3'6" (2.69m x 1.09m)

Doors leading to the shower room, storage cupboard, lounge & kitchen.

## LOUNGE

10'10" x 8'9" (3.31m x 2.53m)

Ceiling spotlights. uPVC double-glazed French doors open to the garden.

## KITCHEN

9'9" x 7'9" (2.99m x 2.38m)

Matching base & wall mounted units to include spaces for cooker, washing machine & tumble dryer. Roll edge laminate work surface has inset 1.5 bowl sink unit with mixer tap. Tiled splash-back. Heatline boiler. Laminate wood flooring. Ceiling spotlights.

## SHOWER ROOM

6'2" x 5'11" (1.89m x 1.82m)

Matching suite of fitted shower cubical, pedestal wash hand basin & close coupled wc. Wood effect vinyl flooring. Extractor fan. Grey brick style part tiled walls with open storage recess.

## GAMES ROOM

6'2" x 5'11" (1.89m x 1.82m)

Square arch opening into a study area.

## STUDY AREA

5'11" x 6'0" (1.81m x 1.84m)

Door opening to the dressing room.

## DRESSING ROOM

10'6" x 5'4" (3.22m x 1.64m)

Twin doors to storage cupboards. Ceiling spotlights. Square arch opens into bedroom 2.

## BEDROOM TWO

9'5" x 9'1" maximum (2.88m x 2.78m maximum)

uPVC double-glazed window to the side. Ceiling spotlights. Currently being used as a gym.

## GARAGE

19'5" x 16'0" (5.94m x 4.88m)

Double garage which is currently being used as a games room/parking. uPVC double-glazed window to the side. Wall mounted Worcester boiler. Electric up & over door. Hexagonal featured lights. Access hatch to roof void. Tiled effect hard rubber flooring.

## OUTSIDE

The property is approached via a concrete driveway allowing off-road parking. A couple of steps lead to the main front door. A stepped path leads down to the annex & rear garden. The main front garden is laid for ease of maintenance with stone & slate chipped sections. Inset palm tree. Galvanised steps run down the side of the property. Access door into annex.

## GARDEN

To the rear is a large garden which has a number of seating areas & a good-sized lawn. A couple of steps lead down to a decked seating area with a further couple of terraces below. These are laid to stone chippings & a paved patio seating area at the bottom of the garden with flower bed, inset shrubs & plants to one side.

## COUNCIL TAX

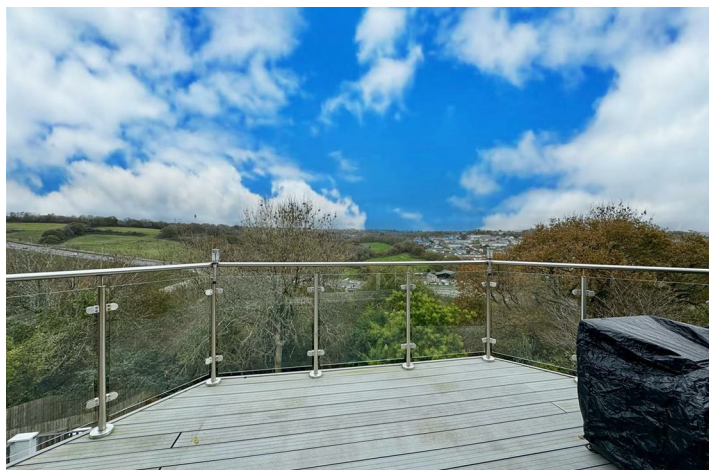
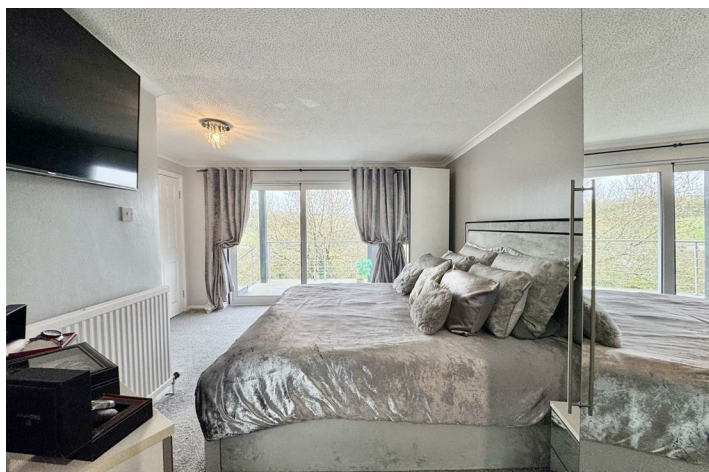
Plymouth City Council

Council Tax Band: E

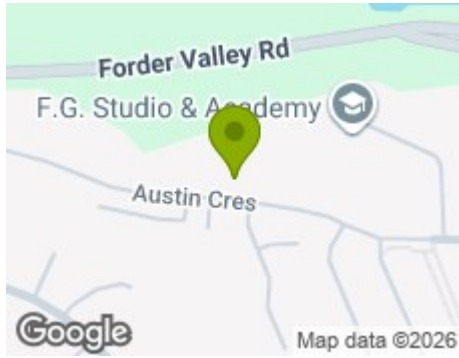
Total area: 289.5 Sq Meters

## SERVICES PLYMOUTH

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



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

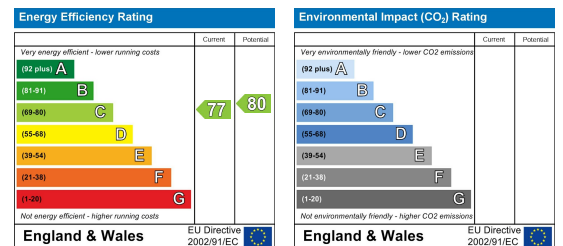


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## Viewing

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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