Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



83 Channel Park Avenue

Efford, Plymouth, PL3 6LJ

£260,000

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CHANNEL PARK AVENUE, PLYMOUTH, PL3 6LJ

SUMMARY

83 Channel Park Avenue is an extended semi-detached house with well-proportioned accommodation laid out over 3-storeys. Ideal for family occupation with 4 bedrooms, including a generous-sized master bedroom with an ensuite shower room. On the ground floor a large hall, downstairs shower room/wc, good-sized lounge with wood burning stove, modern fitted integrated kitchen and a spacious conservatory/dining room with a useful utility room area.

Excellent off-street parking on the wide private drive and, to the rear, a southerly-facing enclosed landscaped low maintenance rear garden. Large purpose-built garden store/workshop and useful garden shed.

ACCOMMODATION

GROUND FLOOR

HALL

13'4 x 4' (4.06m x 1.22m)

Window to the front elevation. Door leading into an inner hall area.

INNER HALL AREA

Staircase rising to the first floor.

DOWNSTAIRS SHOWER ROOM

6'7 x 6'5 (2.01m x 1.96m)

Quality white suite comprising a large shower with a thermostatic hand-held shower attachment and over-head douche spray, wash hand basin and wc.

LOUNGE

14'10 x 9'11 max dimensions (4.52m x 3.02m max dimensions)

Fireplace with wood burning stove set onto a slate hearth.

KITCHEN

12'11 x 8'1 (3.94m x 2.46m)

Modern fitted integrated kitchen with hard wood Stave work-tops. Inset one-&-a-half bowl sink with flexible mixer tap. Integrated appliances include Beko dual oven/grill, Beko four-ring gas hob and a slimline dishwasher. Window to the side elevation.

CONSERVATORY

17'3 x 8'11 overall (5.26m x 2.72m overall)

Currently used as a dining room with a utility area. Work surface with space and plumbing under, suitable for a washing machine and tumble dryer. Space suitable for an American-style fridge/freezer. Picture window. French doors overlooking and opening onto the rear garden.

FIRST FLOOR

LANDING

Window to the front elevation.

BEDROOM TWO
10'4 x 9'5 (3.15m x 2.87m)
Window to the rear elevation with long views.

BEDROOM THREE
9' x 8'7 (2.74m x 2.62m)
Window to the rear elevation with long views.

BEDROOM FOUR
10'8 x 7'7 (3.25m x 2.31m)
Window to the front elevation. Work surfaces. Corner cupboard housing the wall-mounted Worcester gas-fired boiler, servicing the central heating and the domestic hot water.

SECOND FLOOR

MASTER BEDROOM
13'7 x 10', in parts 17' max (4.14m x 3.05m, in parts 5.18m max)
Picture window to the rear elevation with far-reaching views looking across woodland and the city. Velux-style windows to the front. Door leading into the ensuite shower room.

ENSUITE SHOWER ROOM
7'9 x 3'8 (2.36m x 1.12m)
Comprising a shower with an over-head douche spray and hand-held mixer, pedestal wash hand basin and wc.

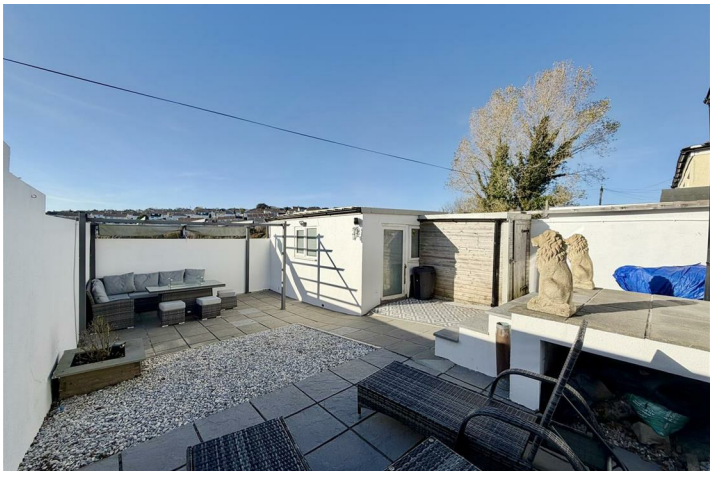
EXTERNALLY
To the front, a 23' wide x 13' deep drive with space for 2 or 3 carefully parked vehicles.

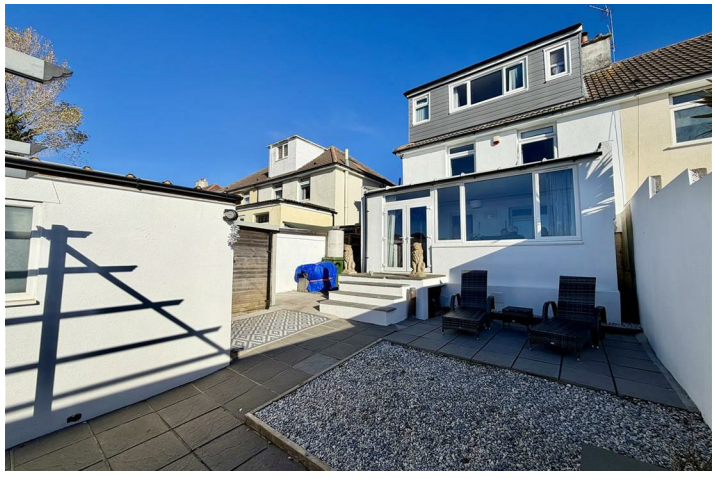
To the rear, a low maintenance enclosed landscaped southerly-facing back garden, mainly paved with a pergola over, and ideal for al fresco entertaining. In one corner stands a large SHED 15'1 x 9'10, with water, electric power and 2 windows. Also a useful timber garden shed.

LOCATION
Found in this established, mainly residential area, with a variety of local services and amenities to hand.









Road Map



Hybrid Map



Terrain Map



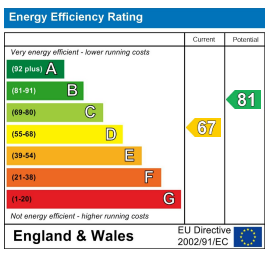
Floor Plan

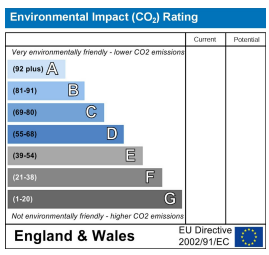


Viewing

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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