



5 Chester Place

Mutley, Plymouth, PL4 6ET

Offers In Excess Of £350,000



A beautifully presented Victorian terraced family home in a central location in a friendly, primarily residential cul-de-sac & a short walk from Mutley plain, Plymouth University, The Box, City Centre, the Barbican & Hoe. Ideally situated for Plymouth High School for Girls & Plymouth College. The spacious accommodation is approached via original blue slate steps. It features beautifully restored & original features throughout, such as an original fire surround (in office/bedroom 4) & Georgian solid panel period shutters (professionally restored) in both the lounge & dining room/study/bedroom 4. The property comprises a welcoming entrance hall with doors leading off to the lounge, dining room/study/bedroom 4 & an open-plan modern kitchen/diner which opens out to an enclosed Mediterranean-style courtyard garden. On the first floor there are 3 double bedrooms, with the master having an ensuite, & an additional shower room. The main gardens are opposite the house, where the driveway provides off-road parking for 2 vehicles. There is a decked area to one side & an area of lawn to the fore, which provides a safe space for children to play in.



CHESTER PLACE, PLYMOUTH PL4 6ET

ACCOMMODATION

Composite front door with obscured glazed panels opening into the entrance hall.

ENTRANCE HALL 16'11" x 5'9" (5.16 x 1.76)

A light, airy hallway with exposed wooden floorboards & a sweeping staircase with under-stairs cupboards rising to the first floor landing. Ornate covings. Doors leading off to the lounge, kitchen/diner & dining room/study/bedroom 4. A feature arched window at the end of the hallway looks into the kitchen.

LOUNGE 13'10" x 13'0" (4.22 x 3.97)

An impressive room to entertain in with exposed wooden floorboards. Feature fireplace with wooden mantel, surround & tiled inset with recesses to both chimney breasts fitted with shelving. uPVC double-glazed window to the front with fitted shutters. Covings. A curved arch leading into the kitchen/diner.

KITCHEN/DINER 19'8" narrowing to 12'3" x 11'3" narrowing to 7'6" (6.01m narrowing to 3.75m x 3.45m narrowing to 2.29)

A lovely open-plan room with modern matching base & wall-mounted units with integrated oven, dishwasher, washing machine & space for an upright fridge/freezer. Bevel-edged work surfaces with inset electric hob & a filter hood over with a 1.5 bowl sink unit. Exposed wooden floorboards. Anthracite grey French doors opening into the enclosed courtyard garden. Arched feature single-glazed window looking into the entrance hall. Storage cupboards with Venetian doors. Original floor to ceiling built-in larder. Ample space for a dining table.

DINING ROOM/STUDY/BEDROOM FOUR 13'8" x 12'11" max (4.17 x 3.95 max)

Exposed wooden floorboards. Feature fireplace with wooden mantel, surround, a tiled inset & hearth. uPVC double-glazed window to the front with fitted shutters. uPVC double-glazed door opens out to the rear enclosed courtyard garden.

COURTYARD GARDEN 12'8" x 10'2" (3.88 x 3.11)

Mediterranean-style enclosed courtyard garden with fitted seats, exposed stone feature walling & a timber-laid floor.

HALF LANDING

A door opens into a fitted cupboard which houses the Vaillant combi-boiler. uPVC window to the rear.

FIRST FLOOR LANDING

Doors leading off to the bedrooms & shower room.

BEDROOM ONE 12'0" x 11'3" plus door access (3.68 x 3.43 plus door access)

High level uPVC double-glazed window to the rear. Door opening into the ensuite.

ENSUITE BATHROOM 8'8" x 8'3" (2.66 x 2.54)

A matching suite of shower cubicle, separate bath with central taps, closed-coupled wc & a wash-hand basin inset into white high-gloss vanity storage cupboards below. Tiled walls. Heated towel rail. Ceiling spotlights. A decorative tiled-effect vinyl flooring. Obscured uPVC double-glazed window to the rear.

BEDROOM TWO 12'11" x 12'0" (3.96 x 3.67)

A uPVC double-glazed window to the front. Fitted storage cupboards to chimney breast recess & one with open shelving. Covings.

BEDROOM THREE 13'0" x 12'3" (3.98 x 3.75)

Fitted sink with a tiled splash-back & storage cupboard below. Covings. uPVC double-glazed window to the front. Fitted storage cupboards to both chimney breast recesses with shelving above.

SHOWER ROOM 6'10" x 6'6" (2.09 x 2.0)

A matching suite of fitted shower cubicle, close-coupled wc & a pedestal wash hand basin. Heated towel rail/radiator. Partly-tiled walls. uPVC double-glazed window to the front with a privacy screen. Tiled-effect flooring.

OUTSIDE

The property is approached via a wrought iron gate opening to a path with steps leading unto the front door. This is bordered on both sides by terraces with inset shrubs & plants. Opposite the house is the main garden, enjoying day long sun & off-road parking for 2 vehicles on the driveway. There is a raised decked seating area overlooking the main lawn providing a safe space for children to play on.

COUNCIL TAX

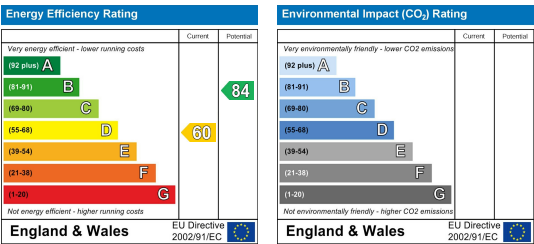
Plymouth City Council
Council Tax band: B

Area Map



Floor Plans

Energy Efficiency Graph



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