Julian Marks
ESTATE AGENTS
PEOPLE, PASSION AND SERVICE

6 Berrow Park Road

Peverell, Plymouth, PL3 5QA

Offers Over £400,000

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BERROW PARK ROAD, PEVERELL, PLYMOUTH, PL3 5QA

ACCOMMODATION

Entrance via a composite front door with obscured glazed panels opens into the porch area.

PORCH AREA

3'2" x 2'9" (0.97m x 0.85m)

Wood effect laminate flooring. Curved arch opens into the entrance hall.

ENTRANCE HALL

17'6" x 5'5" (5.34m x 1.67m)

Staircase rising to the first floor landing with under-stairs storage cupboards. Wood effect laminate flooring. Oak doors leading through to the lounge, family room & cloakroom.

CLOAKROOM

5'6" narrowing to 2'11" x 5'1" narrowing to 1'8" (1.68m narrowing to 0.89m x 1.57m narrowing to 0.51)

Matching suite of close coupled wc, wash hand basin inset into white high gloss vanity storage cupboards below with tiled splash-back. Wood effect laminate flooring. Fitted coat hooks & shelving. Ceiling spotlights.

LOUNGE

14'2" x 11'11" maximum (4.33m x 3.64m maximum)

Curved uPVC double-glazed bay window to the front. Inset electric fire into chimney breast with media wall above. Decorative wood panelling to one wall. Sliding oak doors which open into the family room.

FAMILY ROOM

12'6" x 9'8" (3.83m x 2.97m)

Herringbone style laminate wood flooring. Feature fireplace with wood burner. Contemporary upright radiator to one wall. uPVC obscured double-glazed window to the side. The rooms opens to the open-plan kitchen/diner.

OPEN-PLAN KITCHEN/DINER

15'1" x 10'7" (4.62m x 3.25m)

Herringbone style laminate wood flooring. Ample space for dining table. Wall mounted TV bracket. Ceiling spotlights. Box window to the roof space. Central island incorporates breakfast bar with roll edge composite worktop with inset induction hob with central fan & 1.5 bowl sink unit with mixer tap. Matching twin tone base & wall mounted units. Integrated twin oven having combi microwave, integrated dishwasher & fridge/freezer. Matching up-stands. Bi-fold doors open to the rear garden. Contemporary upright radiator.

FIRST FLOOR LANDING

15'11" x 5'5" (4.86m x 1.66m)

Staircase continuing up to the master bedroom in loft. Small under-stairs storage cupboard. Further oak doors leading through to the bathroom, bedrooms 2, 3 & 4.

BATHROOM

8'10" x 8'0" (2.7m x 2.46m)

Matching suite of corner shower cubical with fitted shower, panelled bath, close coupled wc & wash hand basin inset into white high gloss vanity storage cupboards below. Dual aspect room with obscured uPVC double-glazed windows to the side & rear. Wall mounted chrome heated towel rail. Access hatch to roof void. Part-tiled walls. Tiled effect vinyl flooring. Extractor fan.

BEDROOM TWO

12'8" x 9'9" (3.87m x 2.98m)

Curved uPVC double-glazed bay window to the front.

BEDROOM THREE

14'8" x 9'6" maximum (4.49m x 2.92m maximum)

Dual aspect with uPVC double-glazed window to the rear. Obscured uPVC double-glazed window to the side. Decorative wood panelling to one wall.

BEDROOM FOUR
8'11" x 5'9" (2.73m x 1.76m)
uPVC double-glazed window to the front.

SECOND FLOOR LANDING
Velux window to the front roof. Oak door leading to master bedroom.

MASTER BEDROOM
20'9" narrowing to 8'5" x 12'10" narrowing to 10'0 (6.33m narrowing to 2.58m x 3.93m narrowing to 3.07)
Fabulous bedroom incorporating high gloss fitted storage cupboards along one wall. Storage cupboards to the eaves. Two velux windows to the roof space providing distant views towards Plymouth Sound & Central Park. uPVC double-glazed French doors open to a Juliette balcony overlooking the rear garden. Ceiling spotlights. Wall mounted TV bracket. Oak sliding door opens into the en-suite.

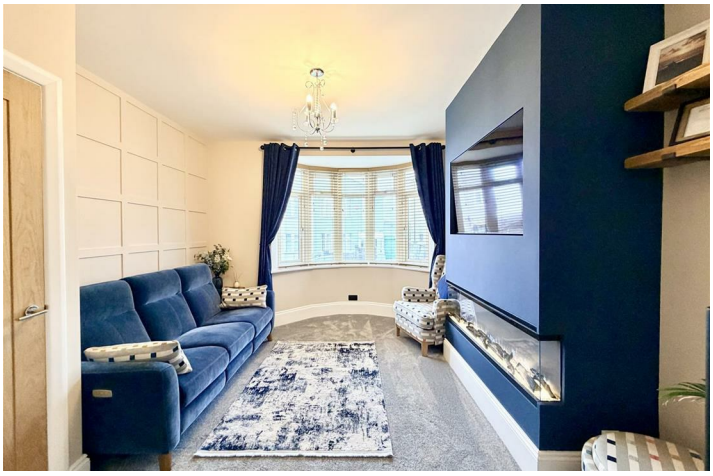
EN-SUITE
6'8" x 4'4" (2.04m x 1.34m)
Matching suite of corner shower cubical, close coupled wc & wall mounted wash hand basin with white high gloss vanity storage cupboards below. Tiled walls. Vinyl flooring. Obscured uPVC double-glazed window to the rear. Ceiling spotlights.

OUTISDE
The property is approached via a wrought iron gate which gives access to a paved path which leads to the front door. This is bordered on two sides by a section of lawn. Path continues alongside the property to the rear garden. Off-street parking for 1 vehicle to the fore of the garage.

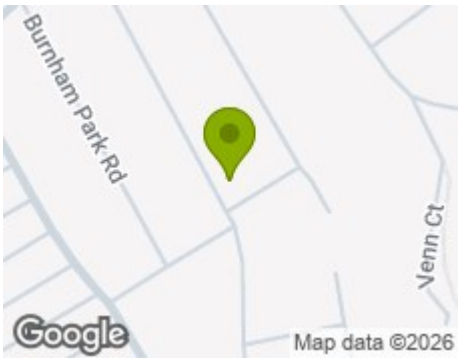
GARAGE
16'9" x 8'1" (5.12m x 2.48m)
Up & over door to the front. uPVC double-glazed door to the rear. Window to the rear of the garage. Wood store to the side. Light & power available.

COUNCIL TAX
Plymouth City Council
Council Tax Band: C

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



Road Map



Hybrid Map

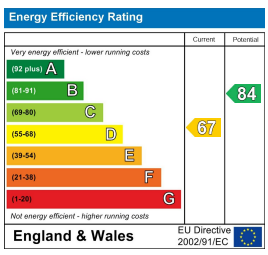
Terrain Map

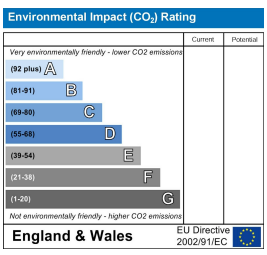
Floor Plan

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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