



11 South Hill

Stoke, Plymouth, PL1 5RR

Offers Over £400,000



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SOUTH HILL, STOKE, PLYMOUTH, PL1 5RR

ACCOMMODATION

Entrance via a wooden door with glazed panels which opens into the porch.

PORCH

4'4" x 3'1" (1.34m x 0.96m)

Decorative tiled floor. Wooden door with obscured glazed panel opens into the entrance hall.

ENTRANCE HALL

25'7" x 5'0" narrowing to 2'11" (7.8m x 1.54m narrowing to 0.9m)

Herringbone oak flooring. Staircase rising to the first floor landing. Storage cupboards & open recess with coat hooks & shelving. Dado rail. Wooden door with glazed panels opens into the dining room. Wooden door with glazed panels opens into the kitchen/breakfast room. Door into the cloakroom.

CLOAKROOM

5'0" x 2'9" (1.54m x 0.84m)

Matching suite of close coupled wc & wash hand basin inset into vanity storage cupboards below. Extractor fan.

LOUNGE

13'5" x 12'11" (4.1m x 3.96m)

Feature fireplace with wood mantle & surround. Cast iron inset with decorative tiles & living flame gas fire with tiled hearth. Sash-style double-glazed windows to the front. Herringbone style flooring. Dado rail. Ceiling rose. Square arch opens to the dining room.

DINING ROOM

Ceiling rose. Herringbone style flooring. Fitted glazed display units with storage cupboards below & inset lighting. Dado rail. Wooden door with glazed panels opens into the breakfast room.

KITCHEN/BREAKFAST ROOM

Open-plan room.

KITCHEN

16'4" x 8'3" (5m x 2.52m)

Attractive matching base & wall mounted units to include a range cooker & inset dishwasher. Space for a fridge/freezer. Square edge solid wood worktops with matching up-stands. Inset twin bowl sink unit with mixer tap. Ceiling spotlights. uPVC double-glazed window to the rear. Brick-style splash-back. Stainless steel extractor hood. Engineered oak floor. Square arch opening into the breakfast room area.

BREAKFAST ROOM

14'8" x 5'6" (4.49m x 1.69m)

Engineered oak floor. uPVC double-glazed French doors with triangular window above opening out to the rear garden. Three velux style windows to the roof space. Ample space for breakfast table.

HALF LANDING

Doors leading through to the shower room & utility cupboard.

SHOWER ROOM

9'2" x 7'0" (2.8m x 2.14m)

Matching suite of walk-in shower with dual shower-heads both rainfall & handheld, close coupled wc & wash hand basin. Part-tiled walls. Ceiling spotlights. Grey wood effect laminate flooring. Obscured uPVC double-glazed window to the side. Twin doors to the part shelved airing cupboard which houses the Glow worm boiler. Access hatch to roof void.

UTILITY CUPBOARD

5'6" x 2'9" (1.68m x 0.84m)

Plumbing for washing machine. Obscured single-glazed window to the side. Grey wood effect laminate flooring.

FIRST FLOOR LANDING

Doors leading to bedroom 2 & bedroom 3. Staircase leading up to the master bedroom.

BEDROOM TWO

17'1" x 12'10" maximum (5.21m x 3.92m maximum)

Array of fitted wardrobes with overhead storage units running

along one wall. uPVC double-glazed sash style window to the front. Picture rail. Feature fireplace with wood mantle & surround, cast iron inset.

BEDROOM THREE

12'11" x 11'6" (3.96m x 3.51m)

Fitted storage cupboard to one chimney breast recess. Currently being used as an art studio. Sash-style uPVC double-glazed window to the rear.

MASTER BEDROOM

14'0" x 12'7" (4.27m x 3.85m)

Velux style window to the rear & front. Further uPVC double-glazed window to the front with distant views towards the breakwater. Access hatch to roof void. Fitted wardrobes running along one wall with shelving & hanging rail. Wooden door with glazed panel opens into the en-suite.

EN-SUITE

10'5" x 4'6" (3.18m x 1.38m)

Matching suite of shower cubical with fitted shower, twin shower-heads both rainfall & handheld. Close coupled wc. Circular wash hand basin inset into vanity unit. Velux window to the rear. Part-tiled walls. Grey wood effect laminate flooring.

OUTSIDE

The property is approached via a wrought iron gate which gives access to a path leading to the front door, bordered by the main front garden which is laid to lawn with inset shrubs & plants.

GARDEN

To the rear an enclosed garden which provides a lovely space to entertain family & friends in. A couple of steps lead up to a decked seating area. Further steps lead up to 2 further paved patios with flower bed raised borders on either side. Towards the rear boundary stands a garden room. Alongside the garden room is a path which leads to a courtesy door into the garage & also a gate giving access to the service lane.

GARDEN ROOM

9'11" x 7'4" (3.03m x 2.24m)

uPVC double-glazed door to front with windows either side, Light, power, WiFi & heat available.

GARAGE

16'7" x 11'2" (5.08m x 3.41m)

Roller front door. Courtesy door to the side. Light & power available. Entrance into a store room.

STORE ROOM

11'1" x 4'11" (3.38m x 1.5m)

Single-glazed window to the rear. Belfast sink. 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



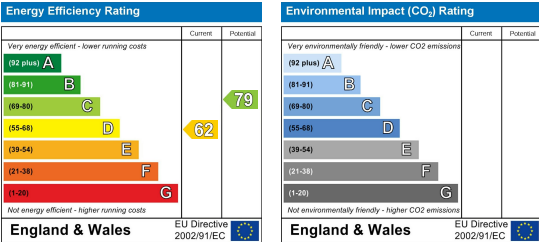
Floor Plan



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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