Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE

44 Beechcroft Road

Beacon Park, Plymouth, PL2 3JY

£375,000

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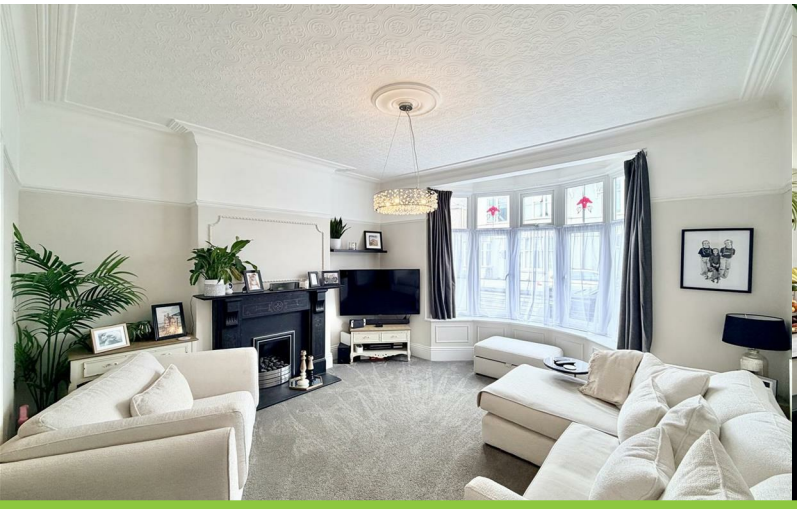

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BEECHCROFT ROAD, BEACON PARK, PLYMOUTH, PL2 3JY

ACCOMMODATION

Entrance via a composite front door with obscured glazed panels which opens up into the vestibule.

VESTIBULE

10'7" x 3'8" widening to 6'7" (3.24m x 1.12m widening to 2.03m)

Decorative tiled floor. uPVC double-glazed window to the front. Wooden door with stained glass panel & stained-glass window to 1 side. Opening up into entrance hall.

ENTRANCE HALL

13'8" x 8'0" (4.18m x 2.44m)

A welcoming hallway with grey wood-effect laminate flooring. Staircase leading up to the 1st floor landing. Ceiling rose. Covings. Decorative panelling to 1 wall. Under-stairs storage cupboard. Doors leading off through to the lounge & open-plan kitchen/diner/family room.

LOUNGE

16'6" into the bay x 14'10" max (5.03m into the bay x 4.54m max)

Feature fireplace with a living flame gas fire inset. Covings. Ceiling rose. Picture rail. uPVC double-glazed curved bay window to front. Decorative wall panelling detailed into some of the walls. Sliding wooden doors opening up into the dining room.

CLOAKROOM

5'6" x 2'3" (1.68m x 0.71m)

Matching suite of close coupled wc. Wall-mounted wash-hand basin. Wall-mounted Worcester boiler. Grey wood-effect laminate flooring. White brick-style tiled walls. Obscured uPVC double-glazed window to side. Extractor fan.

KITCHEN/BREAKFAST ROOM

21'6" x 10'7" (6.57m x 3.24m)

Matching base & wall-mounted units to include space for a range-style cooker. Integrated dishwasher, fridge/freezer & drinks cooler. Square edge composite worktop. Inset 1.5 bowl sink unit with mixer tap. Ceiling spotlights. Down lighters over breakfast bar. Dual aspect with uPVC double-glazed window to side & rear. Door opening up to the utility.

UTILITY

8'7" x 4'3" (2.62m x 1.3m)

Matching base units. Square edge composite worktop over. Inset sink unit. Fitted drain lines. Mixer tap. Positions for washing machine & tumble dryer. Grey wood-effect laminate flooring. Ceiling spotlights. uPVC double-glazed window to rear.

DINING ROOM

13'5" x 11'7" (4.09m x 3.54m)

Grey wood-effect laminate wood flooring. Multi-fuel burner inset into the chimney breast. Slate hearth. Covings. Ceiling rose. Picture rail. Square arch which opens up into family area. Contemporary wall-mounted upright radiator to 1 wall.

FAMILY AREA

10'9" x 7'6" (3.29m x 2.31m)

Grey wood-effect laminate flooring. 2 velux windows to the roof. uPVC double-glazed French doors out to the rear garden.

FIRST FLOOR LANDING

Doors leading through to the bedrooms & bathroom. Access hatch to roof void. uPVC obscured double-glazed window to the side.

BEDROOM ONE

16'7" into the by x 13'3" max (5.08m into the by x 4.04m max)

Array of fitted furniture including triple wardrobes & 2 sets of chests of drawers. uPVC double-glazed curved bay window to front. Picture rail. Ceiling rose.

BEDROOM TWO
13'3" x 12'3" (4.04m x 3.74m)
Array of fitted bedroom furniture including triple wardrobes with overhead storage units & open storage recess into the chimney breast. uPVC double-glazed window to rear overlooking the garden. Picture rail. Ceiling rose.

BEDROOM THREE
8'10" x 7'1" (2.71m x 2.17m)
uPVC double-glazed window to front.

BEDROOM FOUR/STUDY
12'1" x 7'10" (3.69m x 2.41m)
Steps lead down into the room. uPVC double-glazed bay window to side.

BATHROOM
10'5" x 6'3" (3.2m x 1.93m)
Matching suite of free-standing 4 claw bath with central taps. Separate shower cubicle. Close coupled wc. Pedestal wash-hand basin. Decorative tiled floor. Part-tiled walls with white brick tiling. 2 obscured uPVC double-glazed windows to side. Ceiling spotlights.

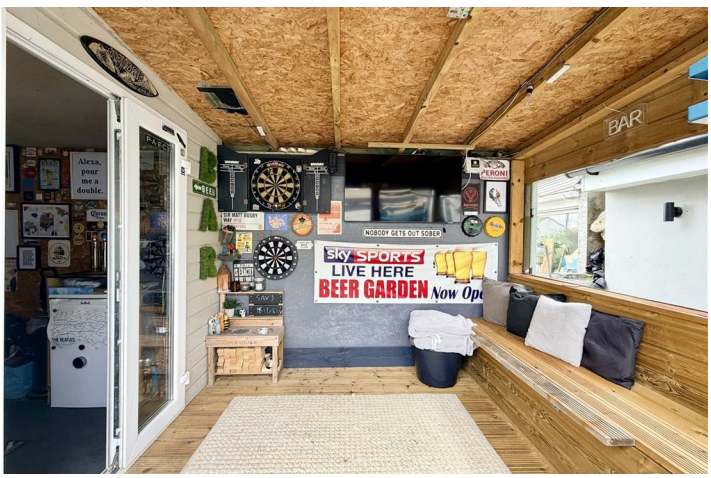
OUTSIDE
The property is approached via a wooden gate opening up to a decorative path leading to the front door, bordered on 1 side by a bin storage area & the other by a section of blue slate chippings. To the rear, an enclosed garden which provides a lovely space to entertain family & friends in. Raised seating area that can also be used as a hardstand parking area for 1 vehicle. Side access onto the main road. Paved patio seating area. Steps up to the garden entertainment room with covered seating area with fitted seats & uPVC double-glazed doors opening up to the main bar area.

COVERED SEATING AREA
9'5" x 7'7" (2.89m x 2.33m)

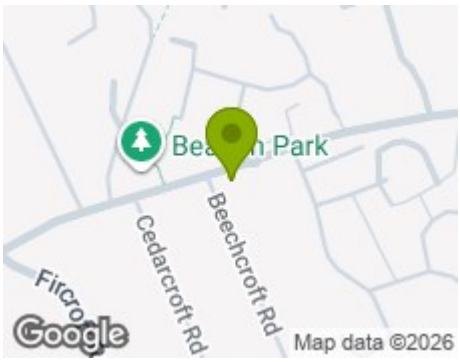
BAR AREA
8'5" x 7'6" (2.59m x 2.29m)

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

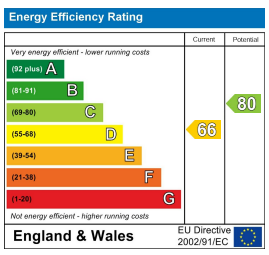
Terrain Map

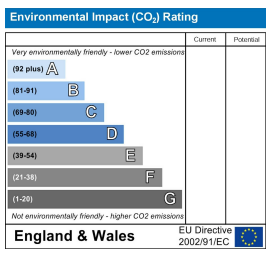
Floor Plan

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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