



## Edwin House, St Johns Road

Cattedown, Plymouth, PL4 0NZ

£325,000



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## ST JOHNS ROAD, PLYMOUTH, PL4 0NZ

### SUMMARY

This striking stone-faced home combines character with contemporary design throughout. The beautifully flowing location comprises an open-plan kitchen/diner through lounge, offering a fantastic bright, spacious social space filled with natural light from the large windows, which is ideal for both everyday living and social entertaining. The 4 double bedrooms offer great flexibility for families, guests or work space. There is a well-appointed ground floor shower room, complemented by a modern family bathroom on the second floor. Fantastic private outdoor space ideal for relaxing or entertaining. Externally the property benefits from a brick-paved driveway providing off-road parking for 2 vehicles, which is a real advantage for such a central location. Residents parking is also available in this area. The property is located within a 10 minute walk of Plymouth City Centre, Sutton Harbour Marina, the Barbican & Barbican Leisure Park. The property offers easy access to shops, restaurants and bars, coastal walks and waterfront living.

### ACCOMMODATION

Solid wood front door opening into the entrance hall.

### ENTRANCE HALL

13'10 x 7'3 with corridor opening to 15'7 (4.22m x 2.21m with corridor opening to 4.75m)

An 'L-shaped' entrance hall providing access to the accommodation. Stairs rising to the first floor. Under-stairs storage cupboard. Corridor space with access to storage above.

### UTILITY ROOM

13'9 x 4'5 (4.19m x 1.35m)

Built-in cupboards and shelves. Plumbed for washing machine.

### BEDROOM ONE

11'2 x 8'8 with overhead mezzanine 6'10 x 8'6 plus (3.40m x 2.64m with overhead mezzanine 2.08m x 2.59m)

Large uPVC double-glazed window. Built-in triple wardrobe. Fitted wall ladder providing access to a hatch to a mezzanine with a balustrade balcony.

### SHOWER ROOM

9'2 x 5' (2.79m x 1.52m)

A well-appointed beautifully-fitted shower room fitted with a 3-piece suite comprising a fully-tiled shower cubicle with an over-head shower rose, vanity wash hand basin with a mixer tap and a built-in storage cupboard and shelves below, concealed cistern low level wc. Large fitted wall mirror. Chrome towel rail/radiator. Extractor fan. Black tiled floor. Fully-tiled to 2 walls.

### FIRST FLOOR LANDING

15'3 x 7'3 going to 9'8 into study space (4.65m x 2.21m going to 2.95m into study space)

Dog-leg staircase with a mezzanine level leading to the first floor landing. Providing access to the first floor accommodation. 1 wall light point. Large uPVC double-glazed window against a feature stone wall. Staircase rising to the second floor. Open area below the stairs ideal for a study space. Door to an inner storage/cloaks area with a uPVC double-glazed door opening onto the balcony.

### BEDROOM TWO

10'11 x 9'7 (3.33m x 2.92m)

Deep built-in single wardrobe. uPVC double-glazed window.

### KITCHEN/DINER

20' x 12'1 (6.10m x 3.68m)

Beautifully-fitted with an extensive range of units comprising wall cupboards and base units with drawers and quartz work surfaces over. Inset one-&-a-half drainer sink unit with mixer

tap. Wall cupboard with end shelf unit. Built-in fridge-freezer. Further appliances, which can be purchased by separate negotiation. uPVC double-glazed window over the sink. Quartz topped breakfast bar with shelving to the dining room side. The dining room is a bright and spacious open area with open-plan walk through to the lounge.

### LOUNGE

19'11 x 11'10 (6.07m x 3.61m)

A bright airy spacious lounge with 2 large uPVC double-glazed windows offering plentiful light into the room. TV point. Fitted electric wall heater. 4 wall light points.

### SECOND FLOOR LANDING

9'10 x 3'10 (3.00m x 1.17m)

Providing access to the second floor accommodation. Hatch to over-head storage space. Hatch to over-head loft space. 2 wall light points.

### BEDROOM THREE

14'9 x 11'10 (4.50m x 3.61m)

2 Velux double-glazed windows with built-in blinds. Built-in wardrobe space. Access to storage space.

### BEDROOM FOUR

14'8 x 13'2 (4.47m x 4.01m)

2 Velux double-glazed windows with built-in blinds. 2 cupboards to eaves storage space.

### BATHROOM

8'11 x 6' (2.72m x 1.83m)

Modern contemporary bathroom fitted with a 3-piece white suite comprising a bath with fitted mains shower over and a shower screen, pedestal wash basin with mixer tap and a low level wc with a concealed cistern. Modern bathroom units. Black tiled floor. Tiling to 2 walls with an inset mirror. Extractor fan. Velux double-glazed window.

### DECKED BALCONY

7'9 x 14'9 going to 19'2 going to a max length of (2.36m x 4.50m going to 5.84m going to a max length)

First floor level balcony laid to composite decking with stainless-steel railings and painted glass privacy screens.

### OUTSIDE

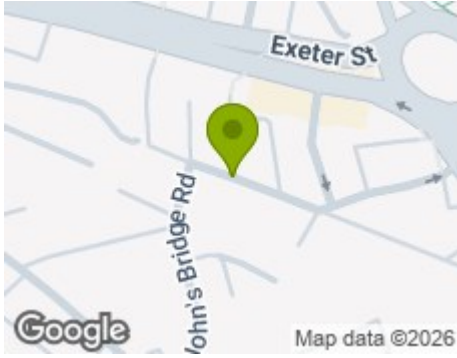
To the front of the property there is a brick-paved driveway with off-road parking for 2 cars. Additional area of outside space enclosed by railings running along the front of the neighbouring property.

### SERVICES

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



## Road Map



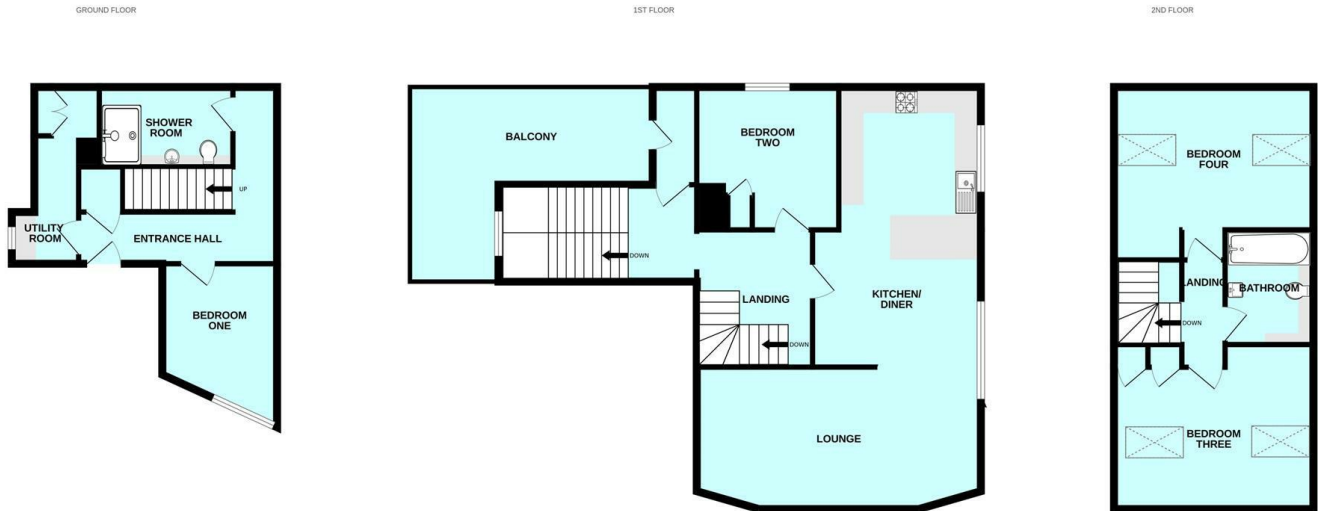
## Hybrid Map



## Terrain Map



## Floor Plan

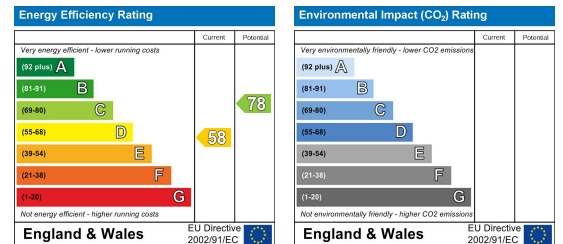


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## Viewing

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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