



124 Church Hill
Egguckland, Plymouth, PL6 5RB

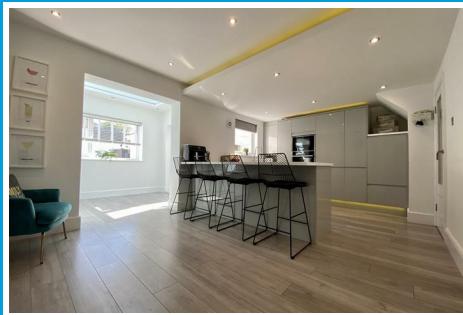
Offers Over £375,000



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CHURCH HILL, EGGBUCKLAND, PLYMOUTH, PL6 5RB

ACCOMMODATION

Entrance via a composite front door with obscured glazed panels on either side that opens up into the entrance hall.

ENTRANCE HALL

10'4" x 5'10" (3.17 x 1.8)

Staircase rising to the first floor landing with LED lighting & under-stairs storage cupboard. Herringbone style LVT flooring. Ceiling spotlights. Wooden door with glazed panels opens up into the kitchen/family room.

KITCHEN/FAMILY ROOM

18'8" x 11'10" (5.69 x 3.61)

Attractive matching base & wall mounted grey high gloss units. Integrated Neff microwave & Neff slide & hide oven. Integrated dishwasher & fridge/freezer. Roll edge work surface has inset Neff induction hob. Inset sink unit with a mixer tap. Grey wood effect laminate flooring. Ceiling spotlights incorporating a breakfast bar. Wall mounted Ideal Logic boiler concealed in unit. uPVC double-glazed window to the rear. Contemporary upright radiator. Wooden doors with glazed panels opens up into the lounge. Archway which opens up into the dining room.

LOUNGE

14'0" x 12'4" max (4.28 x 3.77 max)

uPVC double-glazed bay window to the front overlooking the front garden with distant views towards Plymouth. A media wall & electric fan fire inset into the chimney breast. Floating shelving to one side.

DINING ROOM

9'7" x 7'4" (2.94 x 2.26)

Grey wood effect laminate flooring. uPVC double-glazed

window to the rear & uPVC double-glazed French doors open up out to the garden. Ample space for a dining table.

FIRST FLOOR LANDING

12'2" x 6'10" (3.71 x 2.1)

uPVC double-glazed window to the side. Ceiling spotlights. Doors leading off through to bedrooms, study/nursery & family bathroom. A further staircase leading up to the second floor landing with LED lighting.

BEDROOM TWO

13'11" x 10'9" (4.26 x 3.29)

Fitted wardrobes running along one wall with hanging rail & shelving. uPVC double-glazed bay window to the front with views towards Plymouth.

BEDROOM THREE

11'10" 11'4" (3.61 3.47)

uPVC double-glazed window to the rear overlooking the garden. Ceiling spotlights. Media wall.

STUDY/NURSERY

5'11" x 5'6" (1.81 x 1.69)

uPVC double-glazed window to the front with distant views towards Plymouth.

BATHROOM

6'9" x 5'6" (2.07 x 1.69)

Attractive matching suite of panelled bath with central taps, fitted shower over with both rainfall & handheld shower-heads. Ceiling spotlights. Pedestal wash hand basin. Close coupled wc. Contemporary upright radiator. Tiled floor. Tiled walls. uPVC double-glazed window to the rear. Extractor fan.

SECOND FLOOR LANDING

A door opening up into the master bedroom.

MASTER BEDROOM

17'5" narrowing to 8'3" x 13'2" narrowing to 9'3" (5.31 narrowing to 2.54 x 4.02 narrowing to 2.83)

Building Regs sign off due to be completed. A dual aspect room with uPVC double-glazed window to the rear overlooking the garden. 2 velux window to the front. Storage cupboards into the eaves. Ceiling spotlights. Contemporary upright radiator. Door into the en-suite.

EN-SUITE

6'2" x 5'6" (1.88 x 1.68)

Matching suite of walk-in shower cubical with dual shower-heads both rainfall & handheld. Close coupled wc. Wash hand basin inset into vanity storage cupboards below. Part-tiled walls. Heated towel rail. Extractor fan. Ceiling spotlights. Obscured uPVC double-glazed window to the rear.

OUTSIDE

The property is approached via a paved path with steps leading up to the front door. Driveway to one side to the fore of a wooden gate which gives access to the rear garden.

GARDEN

The garden has been landscaped by the current owners to create a fantastic space to entertain family & friends in with porcelain tiles. The main section of rear garden has a

porcelain path leads up to wards the rear garden which is bordered on one side by a section of lawn towards a large paved patio area with all porcelain tiles which provides a nice vantage point over the garden. Outdoor lighting.

GAMES ROOM

19'1" x 9'6" (5.82 x 2.92)

The garage has been converted into a games room. uPVC double-glazed window to the side. uPVC double-glazed roof window. Ceiling spotlights. Wood cladding to one wall. Wall mounted electric heater.

COUNCIL TAX

Plymouth City Council

Council Tax Band: C

SERVICES

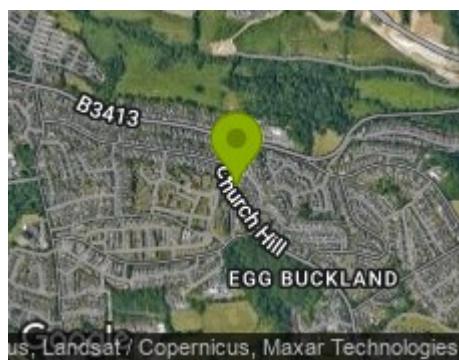
The property is connected to all the mains services: gas, electricity, water and drainage.



Road Map



Hybrid Map



Terrain Map



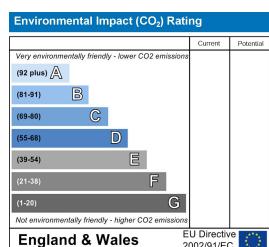
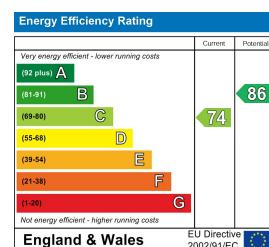
Floor Plan



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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