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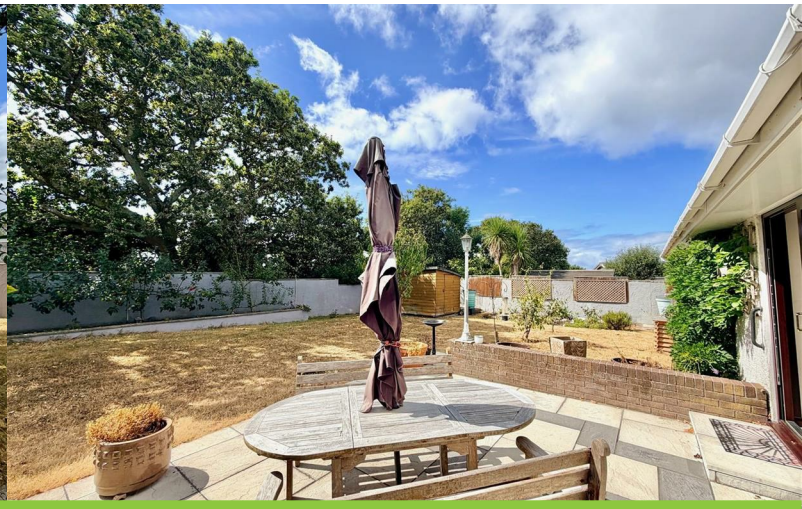
22 Leyford Close

Wembury, Plymouth, PL9 0HX

£695,000

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LEYFORD CLOSE, WEMBURY, PLYMOUTH PL9 0HX

SUMMARY

A superbly-situated detached bungalow offering extremely spacious accommodation, with great potential for adaptation. The current accommodation comprises an entrance hall with cloakroom/wc. lounge, separate dining room & kitchen. An inner hallway provides access to 2 bedrooms & a shower room. In addition there is a master suite consisting of a bedroom & a large bathroom with walk-in shower & sauna. There is also a large snooker room which could be adapted into additional accommodation if required & an integral double garage. A resin drive provides ample off-road parking & there are south-facing level gardens to the rear. Double glazing & central heating. No onward chain.

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

9'9 x 9'3 (2.97m x 2.82m)

Tiled floor. Access to the accommodation.

LOUNGE

20'3 x 18'11 (6.17m x 5.77m)

An extremely spacious reception room with a suspended bay window to the front elevation with fitted shutters. Window to the rear and sliding patio doors leading to outside and overlooking the garden. Stone feature fireplace with alcoves, incorporating a wood-burner.

SEPARATE DINING ROOM

15'11 x 12'3 (4.85m x 3.73m)

Suspended bay window to the front elevation with fitted shutters. Chimney breast with fireplace. Archway to the inner hall. Separate door leading to the kitchen.

KITCHEN

15'10 x 7'2 (4.83m x 2.18m)

Fitted with a range of beautifully-built oak cabinets contrasted by polished granite work surfaces. Stainless-steel one-&-a-half bowl single-drainer sink unit. Rangemaster oven. Space for fridge/freezer. Space and plumbing for washing machine. Integral slimline dishwasher. Matching glazed display cabinet with book shelving. Tiled floor. Window to the side with a fitted blind. Obscured, glazed door leading to outside. Fully-tiled walls.

BEDROOM ONE

14'8 x 13'9 (wall-to-wall) (4.47m x 4.19m (wall-to-wall))

Suspended bay window to the rear with a fitted blind. Range of built-in wardrobes and cupboards to include drawer units and bedside cabinets. The wardrobes contain shelving, full-height and double hanging options.

ENSUITE BATHROOM

13'9 x 10'7 (4.19m x 3.23m)

An exceptional ensuite bathroom with a large walk-in wet room-style shower, wall-mounted controls and a fixed glass shower screen. Basin with a cabinet beneath and a wc with concealed cistern and push-button flush. Jacuzzi-style bath. Tiling to the walls and floor. Under-floor heating. Obscured window to the rear elevation. Chrome towel rail/radiator. Additional floor-mounted storage cupboard. Spotlighting. The sauna area (6'4 x 3'6) has a wall-mounted stove, shelving, seating and a tiled floor. Pine panelling to the walls and ceiling.

INNER HALLWAY

6'2 x 4'1 (1.88m x 1.24m)

Loft hatch. Access to bedrooms two, three and shower room.

BEDROOM TWO
15'2 to rear of wardrobe x 8'11 (4.62m to rear of wardrobe x 2.72m)
Window to the rear overlooking the garden. Built-in wardrobes and cupboards.

BEDROOM THREE
10'6 x 8'9 (3.20m x 2.67m)
Window to the rear elevation.

SHOWER ROOM
6'2 x 6'1 (1.88m x 1.85m)
Comprising a double-sized enclosed shower, pedestal basin and wc. Fully-tiled walls. Chrome towel rail/radiator. Tiled floor. Obscured window to the side elevation.

SNOOKER ROOM
20'3 x 18'5 (6.17m x 5.61m)
A superb hobbies room with a vaulted ceiling. 2 Velux-style skylights providing natural light. Suspended bay window to the front elevation with fitted shutters. Power and lighting. Doorway providing integral access to the double garage. The full size snooker table is included in the sale.

DOUBLE GARAGE
20'4 x 19'7 (6.20m x 5.97m)
Remotely-operated roller door to the front elevation. Pitched roof providing overhead storage. Shelving, Power and lighting. Wall-mounted Worcester gas boiler.

OUTSIDE
The bungalow is approached via a resin-laid driveway which provides plentiful off-road parking and access to the garage and main front entrance. Outside light. Raised shrub and flower beds. Along the side elevation there are an outside tap and outside light. The rear garden enjoys a southerly aspect and is laid to lawn and paving, enclosed by walling. Shrub and flower beds and fruit trees. Pathways provide external access around both side elevations. Timber shed.

COUNCIL TAX
South Hams District Council
Council tax band F









Road Map



Hybrid Map



Terrain Map



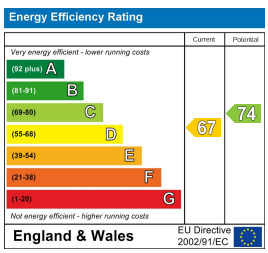
Floor Plan

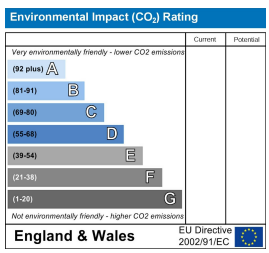


Viewing

Please contact our Plymstock Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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