Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



20 Hosford Close

Staddiscombe, Plymouth, PL9 9UW

£319,950

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This is a lovely semi-detached family home located within a popular cul-de-sac in the Staddiscombe district. The accommodation to the property comprises an entrance hall, lounge, good-sized dining room and a modern fitted kitchen on the ground floor, whilst on the first floor are 4 double bedrooms and a bathroom. There is off-road parking for 2 vehicles at the front of the property, a garage/store and a lovely low maintenance garden to the rear. Double-glazing and gas-fired central heating.







HOSFORD CLOSE, STADDISCOMBE, PL9 9UW

ACCOMMODATION
Access to the property is gained via the part double-glazed uPVC entrance door leading into the entrance hall.

ENTRANCE HALL
Providing access to the accommodation. Stairs rising to the first floor. Wood-effect laminate flooring. Double-glazed window to the side elevation.

LOUNGE 14'1" x 10'7" (4.30 x 3.25)
Double-glazed window to the front elevation. Wood-effect laminate flooring. Door leading into the kitchen. Door leading into an inner passageway.

KITCHEN 13'6" x 7'3" (4.12 x 2.23)
Range of contemporary-style matching eye-level and base units with work surfaces and tiled splash-backs. Built-in breakfast bar. Inset single drainer single bowl sink unit with mixer tap. Built-in 4-ring induction hob with an extractor hood above. Electric double oven. Integrated dishwasher. Space for a fridge-freezer. Double-glazed window to the rear elevation. uPVC double-glazed French-style double doors leading out onto the rear garden.

INNER PASSAGEWAY
Step leading down into dining room.

DINING ROOM 17'7" x 8'1" (5.36 x 2.47)
Double-glazed window to the rear elevation. Cupboard concealing the gas boiler. Laminate flooring. uPVC double-glazed door providing access to the rear garden. Door leading into the store.

STORE 8'8" x 5'1" (2.66 x 1.56)
Roller door to the front.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft hatch. Built-in slatted shelving.

BEDROOM ONE 11'0" x 10'8" (3.37 x 3.27)
Double-glazed window to the front elevation looking out onto the local green space. Opening leading into a wardrobe, with hanging rail and shelving.

BEDROOM TWO 10'5" x 8'9" (3.19 x 2.67)
Double-glazed window to the front elevation.

BEDROOM THREE 10'5" x 7'5" (3.18 x 2.27)
Double-glazed window to the rear elevation.

BEDROOM FOUR 10'3" x 8'9" (3.14 x 2.67)
Double-glazed window to the rear elevation.

FAMILY BATHROOM 6'1" x 5'10" (1.86 x 1.78)
White modern suite comprising a panel bath with twin hand grips, shower screen and a shower unit with a spray attachment over, pedestal wash basin and a low level toilet. Towel rail/radiator. Tiled floor. Fully-tiled walls. Obscured double-glazed window to the rear elevation.

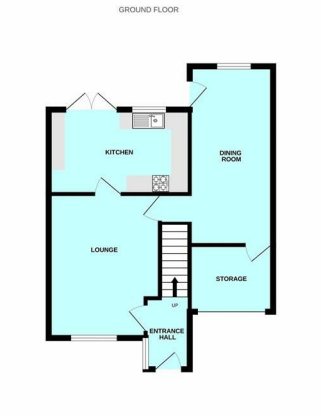
OUTSIDE
The property is approached via a shared drive leading to 3 properties. This property is located in the middle of the 3 and has off-road parking in front of the store and in front of the house. There is an electric car charger. A side gate leads through to the garden. The rear and side gardens consist of 2 level areas. The top area has a flagstone paved area leading to a decked section to the rear of the property. Steps lead down to a lower area, which is enclosed by block walling and has been laid to artificial grass.

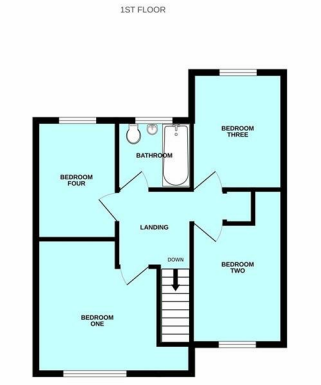
COUNCIL TAX
Plymouth City Council
Council tax band C

Area Map

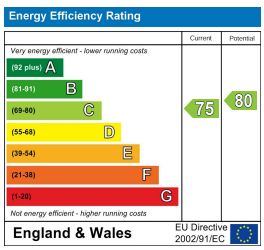


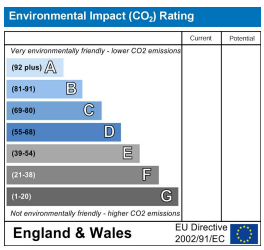
Floor Plans





Energy Efficiency Graph





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