Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



45 Reddicliff Road

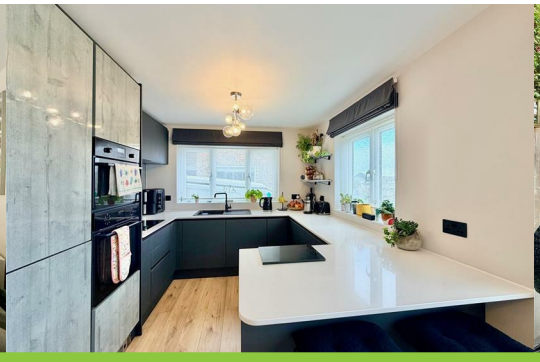
Plymstock, Plymouth, PL9 9NF

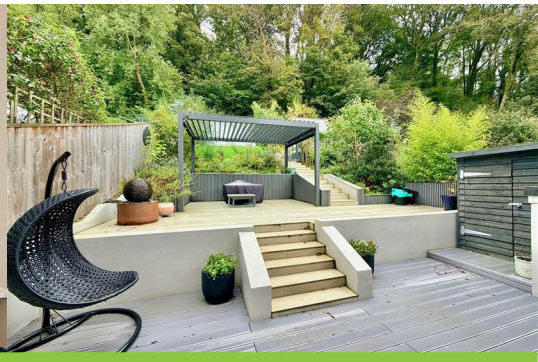
£450,000

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Beautifully-presented detached family home with split-level accommodation finished to an exacting standard. The accommodation briefly comprises an entrance hall, with downstairs wc/utility, open-plan kitchen/dining room and a lounge with bi-folding doors overlooking the lovely rear garden backing onto woodland. There is a superb open-plan staircase with glass and hard wood balustrade accessing the 4 bedrooms, family bathroom and the ensuite to bedroom one. There is a drive and a garage plus a landscaped garden to the rear with a garden building at the top of the garden providing superb views. A front garden sets the property back from the road. Double-glazing and central heating.







REDDICLIFF ROAD, PLYMSTOCK, PL9 9NF

ACCOMMODATION
Front door opening into the entrance hall.

ENTRANCE HALL
Providing access to the ground floor accommodation. Staircase leading to the upper levels. Large storage cupboard.

DOWNSTAIRS WC/UTILITY
Comprising a wc and basin with storage beneath. Work surface with cupboard beneath. Towel rail/radiator. Space for washing machine and tumble dryer. Additional wall-mounted cupboard. Obscured window to the side elevation.

KITCHEN/DINING ROOM 18'6 x 9'5 (5.64m x 2.87m)
A stunning open-plan room situated to the front of the property with lovely views. Ample space for dining table and chairs. Dual aspect with 2 windows to the front elevation and 1 window to the side, all with fitted blinds. The kitchen cabinets are fitted with contrasting fascias, quartz work surfaces and splash-backs. Inset single drainer sink unit. Built-in oven plus an additional microwave/combination oven. Separate inset induction hob with a glass splash-back and a cooker hood above. Built-in dishwasher. Built-in fridge-freezer. Breakfast bar.

LOUNGE 18'1 x 10'6 (5.51m x 3.20m)
A spacious reception room situated to the rear of the property with bi-folding doors leading to the garden. Lovely views. Feature panelling to one wall. Fitted media wall with space for TV. Glass enclosed electric fire with alcoves with shelving to each side.

SPLIT-LEVEL LANDING
A lovely light and airy landing with an over-head Velux skylight. Inset ceiling spotlights. Loft hatch. Glass and hard wood balustrade. Access to the bedrooms.

BEDROOM ONE 14'8 x 9'3 (4.47m x 2.82m)
French doors with a Juliette balcony to the rear providing lovely views over the garden.

ENSUITE SHOWER ROOM 5'3 x 4'4 (1.60m x 1.32m)
Comprising a shower, basin and wc with a concealed cistern with a push-button flush. Waterproof panelling to the walls within the shower. Chrome towel rail/radiator. Inset ceiling spotlights. Obscured window to the side elevation.

BEDROOM TWO 14'1 x 9'1 (4.29m x 2.77m)
French doors opening to a Juliette balcony to the rear overlooking the garden. Feature Velux skylight.

BEDROOM THREE 9'2 x 8'6 (2.79m x 2.59m)
Currently used as a dressing room. Range of wardrobes. Window with a fitted blind to the front elevation with lovely views.

BEDROOM FOUR 9'1 x 7'10 (2.77m x 2.39m)
Window to the front elevation.

FAMILY BATHROOM 9'1 x 7'5 (2.77m x 2.26m)
Comprising a free-standing double-ended bath, separate enclosed shower with waterproof panelling to the walls, wc with a concealed cistern and a push-button flush and storage plus a basin with storage beneath. Mirror bathroom cabinet. Inset ceiling spotlights. Obscured window with a fitted blind to the side elevation.

GARAGE 17'10 x 8'10 (5.44m x 2.69m)
Up-&-over door. Power and lighting.

GARDEN BUILDING 15'2 x 9'6 (4.62m x 2.90m)
Sliding double-glazed doors to the side elevation. Secondary set of sliding double-glazed doors along the front elevation. Fantastic views over the area towards Plymouth. Power and lighting. Fitted flooring. Inset ceiling spotlights. This is a very useful room which could be used as a gym, entertainment room or work-from-home office. Fitted with its own consumer unit.

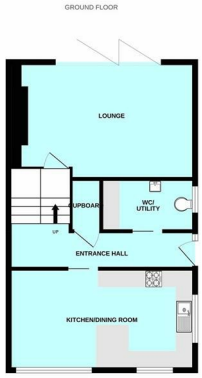
OUTSIDE
A driveway to the front provides access to the garage. The front garden sets the property back from the road and is mainly laid to lawn. The rear garden has been beautifully-landscaped with areas laid to porcelain and lawn. together with shrubs. There is a greenhouse, timber shed and pergola. Adjacent to the property there is composite decking. There is access around the side of the property. Outside lighting.

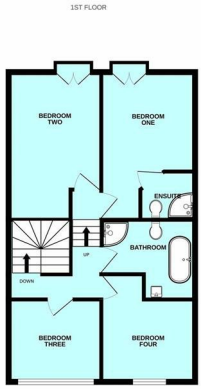
COUNCIL TAX
Plymouth City Council
Council tax band D

Area Map

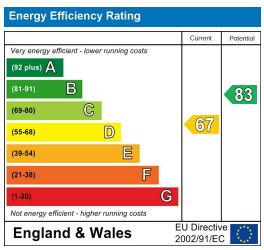


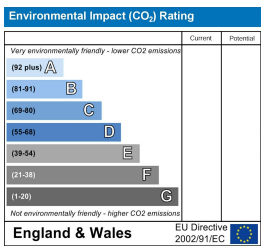
Floor Plans





Energy Efficiency Graph





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