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23 Staddon Park Road

Plymstock, Plymouth, PL9 9HL

£420,000

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Superbly-presented extended detached property in this highly regard road within Plymstock enjoying a stunning southerly-facing rear garden with fabulous views. The accommodation is arranged over 3 levels and briefly comprises an entrance porch, lounge, inner hallway, full-width open-plan kitchen/dining room with amazing views, beautifully-fitted shower room and study/bedroom 3. Within the converted roof space there are 2 generous double bedrooms together with a master ensuite wc. In addition, opening onto the garden, is a garden room and separate utility. Also a cellar/store room. Externally there is a drive, garage and front and rear gardens. Double-glazing & central heating.







STADDON PARK ROAD, PLYMSTOCK, PL9 9HL

ACCOMMODATION
Front door opening into the entrance porch.

ENTRANCE PORCH 4'6 x 3'3 (1.37m x 0.99m)
Windows with fitted blinds to 2 elevations. Small loft space. Tiled floor. Wall-mounted consumer unit. Doorway opening into the lounge.

LOUNGE 20'11 x 12'6 max width (6.38m x 3.81m max width)
Bay window with fitted blind to the front elevation. Additional window with fitted blind to the front elevation. Chimney breast with a polished stone inset, hearth, timber surround and fitted 'Living Flame' style gas fire. Doorway opening into the inner hall.

INNER HALLWAY
Providing access to the accommodation. Staircase leading to the upstairs. Under-stairs storage cupboard with shelving.

KITCHEN/DINING ROOM 20'6 x 12'6 max width (6.25m x 3.81m max width)
A stunning room running the full-width of the property with ample space for dining table and chairs. Range of matching cabinets, including an island, with a mixture of polished hard wood work surfaces and quartz-style work surfaces. Inset sink with a work-top mounted mixer tap. Inset 5-burner gas hob with a splash-back and a cooker hood above. Built-in oven and microwave. Integral fridge and freezer. Integral dishwasher. Pendant lighting over the dining table and island. Inset ceiling spotlights. 2 windows to the rear elevation with fantastic views over the rear garden and beyond. Partly-glazed door to the side leading to outside.

STUDY/BEDROOM THREE 10'4 x 8'10 (3.15m x 2.69m)
Window to the side elevation.

SHOWER ROOM 7'6 x 6'5 (2.29m x 1.96m)
Superbly-fitted with a walk-in shower with a fixed glass screen, wall-mounted basin with storage and wc. Wall-mounted towel rail/radiator. Lit alcoves. Illuminated mirror. Tiled floor. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

FIRST FLOOR LANDING
Providing access to bedrooms 1 and 2. Loft hatch.

BEDROOM ONE 17'2 x 12'11 (5.23m x 3.94m)
A generous dual aspect double bedroom with Velux-style roof windows to 2 elevations. Range of built-in wardrobes, cupboards and drawers. Matching bedside cabinets. Eaves access. Doorway opening into the ensuite wc.

ENSUITE WC 7'8 x 3' (2.34m x 0.91m)
Fitted with a basin with storage beneath and a wc. Wall-mounted shelving. Mirror. Obscured window with a fitted blind to the front elevation.

BEDROOM TWO 12'11 x 12'5 (3.94m x 3.78m)
A dual aspect room with a velux-style window to the side elevation and a window in the gable end to the rear elevation providing fantastic views. Built-in wardrobes. Shelving. Eaves access.

GARDEN ROOM 13'7 x 12'5 (4.14m x 3.78m)
Dual aspect with a glazed door to side elevation and French doors to the rear, overlooking and opening onto the garden. Plumbed with a radiator. Tiled floor. Doorway opening into the cellar/store room. Separate door opening into the utility room.

UTILITY ROOM 10'2 x 6'8 (3.10m x 2.03m)
Cabinets with a a quartz-style work surface. Belfast sink with work-top mounted mixer tap. Space and plumbing for washing machine. Space for free-standing tumble-dryer. Wall-mounted Ideal gas boiler. Plumbed with a radiator. Matching tiled floor. Window to the rear overlooking the garden.

CELLAR/STORE ROOM 10'1 x 9'2 (3.07m x 2.79m)
Power and lighting. Further access to sub floor space. Matching tiled floor.

GARAGE 17'2 x 7'9 (5.23m x 2.36m)
Up-&-over style door to the front elevation. Power and lighting. Partly-glazed door to the rear.

OUTSIDE
To the front elevation, timber gates open onto the paved driveway, which provides off-road parking and access to the garage and main front entrance. The front garden has areas laid to shrubs and chippings. A pathway leads around the side of the property accessing the rear. The rear garden, which enjoys a southerly aspect, is laid to lawn together with various patio areas and areas laid to chippings. There are retained flower beds, decking with pergola and a pond.

COUNCIL TAX
Plymouth City Council
Council tax band D

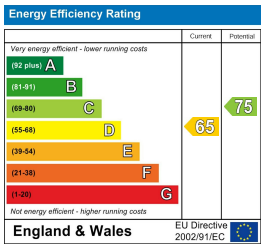
Area Map

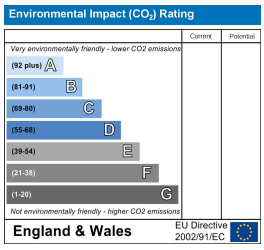


Floor Plans



Energy Efficiency Graph





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