



## 40 Dean Hill

Plymstock, Plymouth, PL9 9AE

**£395,000**



Large older-style detached bungalow - superbly located, in a tucked-away position with south-facing gardens backing onto Burrow Hill & fabulous views from the front toward Plymouth, comprising entrance porch & large hallway, lounge, dining room, kitchen & lean-to style conservatory, 3 bedrooms, bathroom & separate shower room with 2 attic rooms. Garage & store room. Sub-floor cellar/storage space. Driveway. uPVC double-glazing & gas central heating.



40 DEAN HILL, PLYMSTOCK, PLYMOUTH PL9 9AE

FULL SUMMARY

Large older-style detached bungalow - superbly located, in a tucked-away position with south-facing gardens backing onto Burrow Hill and fabulous views from the front toward Plymouth, comprising entrance porch and large hallway, lounge, dining room, kitchen and lean-to style conservatory, 3 bedrooms, bathroom and separate shower room with 2 attic rooms. Garage & store room. Sub-floor cellar/storage space. Driveway. uPVC double-glazing and gas central heating.

ACCOMMODATION

uPVC obscured double-glazed doors opening into the entrance porch.

ENTRANCE PORCH

2 leaded, glazed windows to the front elevation. Coat hooks. 2 internal leaded windows and main front door, with feature leaded stained-glass, opening into the hall.

HALL

Providing a generous approach to the accommodation. Coved ceiling. Staircase, with cupboard beneath, ascending to the attic rooms. Dado rail. Doors leading to the accommodation.

LOUNGE 13'10 x 12'5 (4.22m x 3.78m)

uPVC double-glazed square bay window to the front elevation providing lovely views toward Plymouth. Stone-built fireplace with matching hearth, incorporating a fitted gas fire. Arched alcove. Open plan access through into the dining room.

DINING ROOM 11'8 x 12'5 (3.56m x 3.78m)

Dual aspect with uPVC double-glazed window to the side elevation. Sliding uPVC double-glazed doors to the rear, overlooking the garden and providing access to outside. Stone-built fireplace with matching hearth, featuring a fitted gas fire. Doorway opening into the kitchen.

KITCHEN 12'11 x 9'4 maximum (3.94m x 2.84m maximum)

Fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single-drainer sink unit. Inset 4-burner gas hob with a cooker hood above. Built-in oven. Built-in fridge. uPVC double-glazed window to the side elevation. Double-glazed window to the rear overlooking the garden. Partly-glazed door opening into the lean-to style conservatory.

LEAN-TO CONSERVATORY 14'3 x 3'11 (4.34m x 1.19m)

Double-glazed windows to 2 elevations. Polycarbonate-glazed roof. uPVC double-glazed door leading to outside. Tiled floor. Storage cabinets. Plumbing for washing machine.

BEDROOM ONE 13'8 x 11 (4.17m x 3.35m)

uPVC double-glazed square bay window to the front elevation. Shelving to one side of the chimney breast. Picture rail. Arched alcove.

BEDROOM TWO 19' x 9'4 (5.79m x 2.84m)

uPVC double-glazed window to the front elevation with lovely views. Feature circular stained-glass window to the side elevation.

BEDROOM THREE 9'9 x 8'3 (2.97m x 2.51m)

Currently used as a study with shelving to one side of the chimney breast. Additional wall-mounted shelving. Timber single-glazed window to the rear. Consumer unit.

BATHROOM 9'9 x 8'3 (2.97m x 2.51m)

Matching bath, pedestal wash handbasin and wc. Mixer tap shower system. Obscured single-glazed window to the rear elevation.

SHOWER ROOM 9'3 x 4'8 (2.82m x 1.42m)

Fitted with a large shower enclosure with fixed glass screens and built-in electric shower system, matching pedestal wash handbasin and wc. Timber obscured single-glazed window to the rear elevation. Heated towel rail.

ATTIC ROOM ONE 11'2 x 9'1 (3.40m x 2.77m)

uPVC double-glazed window to the side elevation. Eaves storage access. Doorway opening into attic room two.

ATTIC ROOM TWO 16'4 x 9'1 maximum (4.98m x 2.77m maximum)

uPVC double-glazed window to the side elevation providing views over Plymstock toward Dunstone woods. Built-in storage cupboards.

GARAGE 18'4 x 9'3 (5.59m x 2.82m)

Up-&-over door to the front elevation. Consumer unit. Wall-mounted gas boiler. Power and lighting. Access to sub-floor/cellar storage. To the rear of the garage a doorway opens into the store room.

STORE ROOM 8'2 x 4'9 (2.49m x 1.45m)

Belfast-style sink. Shelving.

OUTSIDE

To the front there are tarmac parking areas together with a driveway leading to the garage. Outside security lighting. Mature laurel hedge, shrub and flower beds. Outside lighting by the main front entrance. A pathway leads around the side accessing the rear garden which enjoys a southerly aspect and is laid to lawn with bordering shrub and flower beds. Mature apple tree. Masonry outbuilding with windows to 2 elevations and a work bench, separate tool store and outside wc. Outside power points.

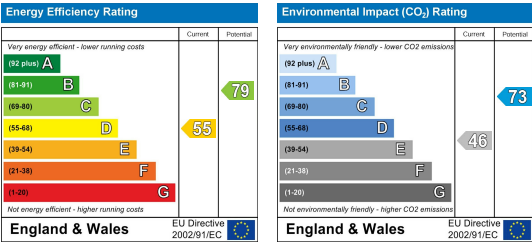
Area Map



Floor Plans



Energy Efficiency Graph



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