

## Bearsdown Close, Plymouth, Devon, PL6

**Offers Over: £325,000**

*Freehold*

For any growing family, or perhaps multi-generational family looking for an abundance of space throughout the home as well as its surrounding gardens, look no further. This five-bedroom detached residence is positioned within an incredibly peaceful cul-de-sac in Eggbuckland, giving both easy access to any local commutes, as well as offering a secure and harmonious setting that so many families yearn for. Although fresh and current throughout in its neutral decor, this home manages to retain a charismatic sense of warmth which is often so rare to find. Versatile in its layout with three bedrooms on the ground floor and two further bedrooms upstairs with both eves' voids converted and utilised to their full potential, this home has so much on offer. The amount of space inside is somewhat shadowed even by the substantial fully surrounding plot which could easily be transformed into a gardener's paradise.

## **Accommodation**

**Entrance Hall** 22'8" x 3'3" (6.9m x 1m). Double glazed door to side, carpet flooring, wall mounted radiator, stairs to first floor landing, under-stairs storage, doors into:

**WC** 6'4" x 2'7" (1.93m x 0.79m). Vinyl flooring, low level WC, wash hand basin, double glazed window to rear.

**Living Room** 15'8" x 12'4" (4.78m x 3.76m). Carpet flooring, double glazed window to front, log burner, TV point.

**Breakfast Room** 10'7" x 9'7" (3.23m x 2.92m). Hardwood flooring, wall mounted radiator, double glazed window to side, wall mounted combination boiler, leads into kitchen.

**Kitchen Dining Room** 11'1" x 10'2" (3.38m x 3.1m). Range of matching wall and base units, roll-edged worktops, range style oven, integrated 1 1/2 bowl stainless steel sink and drainer unit, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble-dryer, space for fridge freezer, part tiled walls, hardwood flooring, double glazed windows to rear and side, double glazed door to side.

**Bedroom** 12'8" x 9'5" (3.86m x 2.87m). Carpet flooring, wall mounted radiator, double glazed window to rear.

**Bedroom** 15'7" x 9'3" (4.75m x 2.82m). Carpet flooring, wall mounted radiator, double glazed window to front.

**Bedroom** 12'4" x 6'7" (3.76m x 2m). Hardwood flooring, wall mounted radiator, double glazed window to front.

**Landing** Double glazed window to rear, Carpet flooring, loft access, storage cupboard, doors into:





**Bedroom** 15'7" x 12' (4.75m x 3.66m). Max measurements. Carpet flooring, wall mounted radiator, double glazed window to front with attractive outlook, doors into walk-in wardrobe and also ensuite.

**Walk-in Wardrobe** 10'7" x 9'2" (3.23m x 2.8m). Carpet flooring, Velux window, restricted head height in some places.

**Ensuite** 9' x 3'8" (2.74m x 1.12m). Vinyl flooring, part tiled walls, low level WC, wash hand basin, shower cubicle, extractor fan.

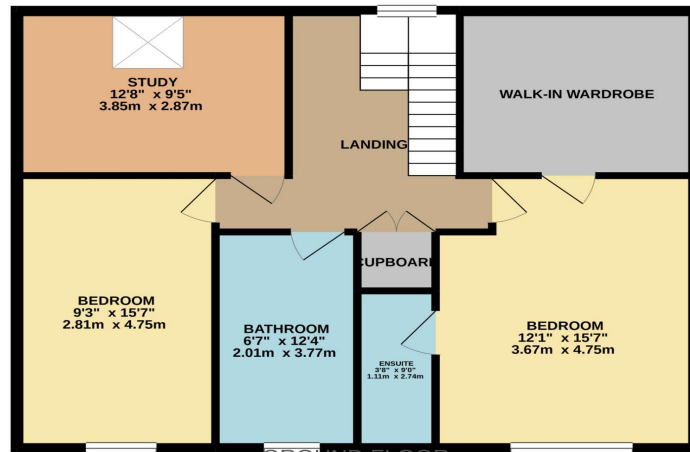
**Bedroom** 15'7" x 9'2" (4.75m x 2.8m). Carpet flooring, wall mounted radiator, double glazed window to front with attractive outlook, TV point.

**Office / Music Room** 13' x 9'6" (3.96m x 2.9m). Carpet flooring, wall mounted radiator, Velux window to rear, restricted head height in some places.

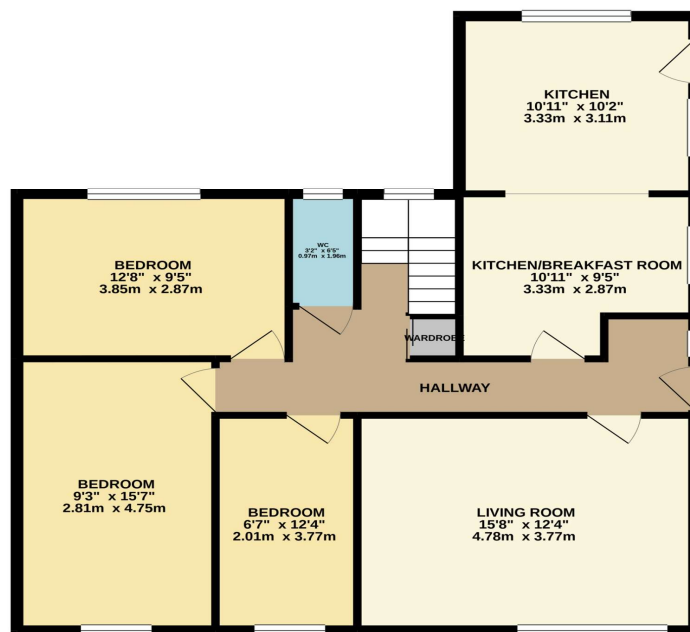
**Bathroom** 12'3" x 6'3" (3.73m x 1.9m). Vinyl flooring, part tiled walls, low level WC, wash hand basin, bath with mixer taps over, shower over the bath, separate shower cubicle, wall mounted heated towel rail, double glazed window to rear.

**Outside** A substantial plot surrounds the property and at the front has a driveway leading to a detached garage. The garage has power, light and up and over door. Steps then lead up to the surrounding gardens beginning with a well presented and south facing front lawn which is enclosed with a variety of small trees, bushes and exotic plants. The rear garden is currently separated into two, with an enclosed private garden in behind the house with a level seating area and a tiered lawned area in behind. There are an array of outbuildings and log stores within the grounds. A second enclosed garden is again laid to lawn and could be a gardener's paradise providing the perfect scenery for allotments or flower beds.

1ST FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 1687 sq.ft. (156.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Pilkington Estates - Plymouth**  
Third Floor, Unit 7, Sutton Harbour, Plymouth  
Devon, PL4 0DN

T: 01752 729777

E: [jon@pilkingtonestates.co.uk](mailto:jon@pilkingtonestates.co.uk)  
[www.pilkingtonestates.co.uk](http://www.pilkingtonestates.co.uk)

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Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

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