

Guide Price £375,000



34 FERN CLOSE, PLYMPTON, PLYMOUTH, PL7 2JE

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

A beautifully appointed, extended luxury family home in a highly desirable convenient location presented to an incredibly high standard throughout. A PVCu double glazed front door leading to an entrance vestibule with wood effect flooring, a large built in cloaks cupboard and a downstairs cloakroom with low level w.c. A door to the kitchen with a matching range of base and eye level storage units with post formed and roll edged work surfaces, Hotpoint double oven, four burner gas hob, filter canopy, stainless steel sink drainer unit with mixer tap over, plumbing for a dishwasher, wall mounted combination boiler, wood effect flooring, breakfast bar leading through to a beautiful dining area; with vaulted ceiling and Velux windows, a window to the front elevation, built in storage cupboard, open staircase leading to the sitting room and a secret hidden children's play area. Steps lead up to the open-plan living room with windows and sliding patio door overlooking the rear garden and galleried landing overlooking the dining room. A door leads to the utility with a matching range of base and eyelevel storage cupboards with post formed and roll top worksurfaces, stainless steel sink drainer unit, plumbing for a washing machine, space of a tumble dryer, tiled flooring a door to the rear garden.



From the sitting room a door leads to the landing with carpeted stairs to the first floor sub-landing and a door to bedroom two; a spacious double with a window to the front elevation and loft access. The family bathroom is fitted with a matching three piece suite comprising low level w.c, pedestal wash hand basin, panel enclosed bath with a direct feed shower mixer tap. Further steps lead to a second landing with a large built in storage cupboard and a door to bedroom four; a large single with a window to the rear elevation. Bedroom three a large single or small double with a window to the rear. From the landing there is a hidden storage area and a pull down loft access. The master bedroom has been fitted to exceptionally high standard with a window to the rear elevation, built in wardrobes with folding doors and an en-suite shower room; with low level w.c, pedestal wash hand basin, oversized shower cubicle with easy clean splash backs, spotlights and a direct feed shower unit window to the front.



Externally, to the front of the property there is a driveway providing parking for several vehicles leading to single garage with an up and over door, power and light connected, a large undercroft storage area a mezzanine storage area. The rear garden has been landscaped with a level lawn, raised beds, decked terrace and summer house. The property is presented to an incredibly high standard throughout providing adaptable, split level accommodation.

PLYMPTON

Plympton is a sought-after commuter town located just four miles east of Plymouth city. Having its origins as a market town the area is sandwiched between the outstanding natural beauty of Dartmoor and the river Plym. Renowned for excellent local schooling and the popular amenities of the busy Ridgeway shopping centre, Plympton is an area that has seen significant growth over recent years. Chaddlewood, a suburb of Plympton, is a modern development of properties served by its own shopping parade and a busy bus route. It is particularly accessible to the A38, popular with commuters working in the city which is less than a ten minute drive away. The nearby Langage Science and Business Parks provide considerable local employment, whilst the countryside and pretty local villages including Hemerdon, Lutton and Cornwood are all within two or three miles of the area.



ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

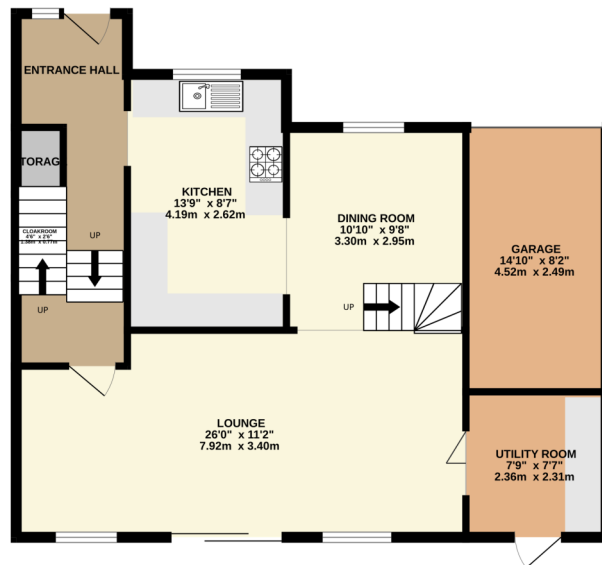
We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1,968.77 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

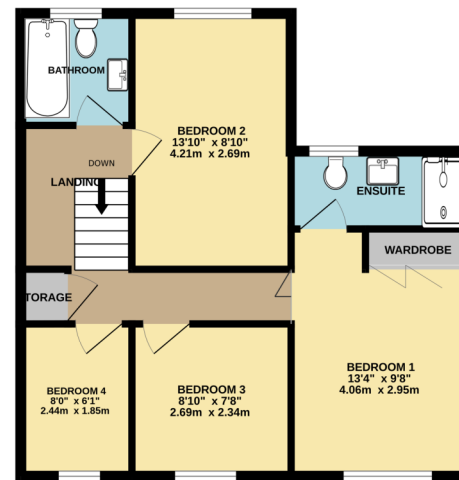
These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

Lawson themselves on behalf of the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

GROUND FLOOR
765 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1298 sq.ft. (120.6 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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Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

