



## 42 PLYMTREE DRIVE PLYMOUTH, PL7 4LX

£499,950  
FREEHOLD

A beautiful detached house situated at the end of a sought after cul-de-sac in the Woodford area of Plympton with far reaching views, double garage and gardens front and rear. Accommodation comprises 33ft open plan lounge/diner/kitchen/family room, four bedrooms (2 en-suite) and a shower room. Benefiting from gas central heating, uPVC double glazing, photovoltaic panels with battery storage, air source heat pump, driveway parking and gardens to the front and rear. An internal viewing is highly recommended.



## 42 PLYMTREE DRIVE

- Versatile Detached House • 4 Bedrooms (Master En-Suite)
- 33ft Open Plan Living • Double Garage Space
- Solar Panels with Battery • Air Source Heat Pump
- Front & Rear Gardens • Viewing Highly Advised



### Entrance:

via uPVC double glazed door into:

### Hallway:

Stairs rising to the first floor, door to double garage and to:

Bedroom 4: 5.07m x 4.16m (16'7" x 13'7")

uPVC double glazed window to the front, radiator and door to:

### En-suite Bathroom:

Suite comprising small bath with shower over, low flush W.C and wash hand basin. Tiling to splash back areas and shower area.

### First Floor Landing:

Doors to all upstairs rooms and double doors to storage cupboard.

Open Plan Lounge/Diner/Kitchen/Family Room: 10.25m x 5.91m (33'7" x 19'4")

Lounge/Dining Area: uPVC sliding patio doors to the front balcony area with far reaching views, upright radiator and wall mounted air source heater/air fan unit.

Kitchen/Family Room Area: Double glazed bi-fold doors and uPVC double glazed window to the rear. Wall and floor mounted units with matching Island with stone worktops and wood breakfast bar. Under counter sink unit with mixer tap over, built in induction hob with extractor over, double oven and

further combi oven. Integrated dishwasher, space for American style fridge/freezer and door to larder style cupboards. Wall mounted air source heater/air fan unit

Bedroom 1: 4.19m x 3.14m (13'8" x 10'3")

uPVC double glazed window to the front. Range of fitted wardrobes, radiator and wall mounted air source heater/air fan unit. Door to:

### En-Suite Bathroom:

uPVC obscure double glazed window to the side. Suite comprising panelled bath with shower over, vanity circular wash basin with cupboards under and low flush W.C. Tiling to splash back area and to shower area. Heated towel rail.

Bedroom 2: 3.34m x 2.79m (10'11" x 9'1")

uPVC double glazed window to the rear, radiator and wall mounted air source heater/air fan unit.

Bedroom 3: 3.34m x 2.77m (10'11" x 9'1")

uPVC double glazed window to the rear, upright radiator and wall mounted air source heater/air fan unit.

### Shower Room:

Obscure double glazed window to the side. Shower cubicle with glazed door, low flush W.C and wash hand basin with vanity cupboards under. Tiling to all splash back areas and to shower area and heated towel rail.

Double Garage: 5.84m x 5.04m (19'1" x 16'6")

Metal up and over double door. power and lighting, wall mounted boiler, controls for solar panels, air source heat pump and battery storage. To one side of the garage are kitchen units offering storage.

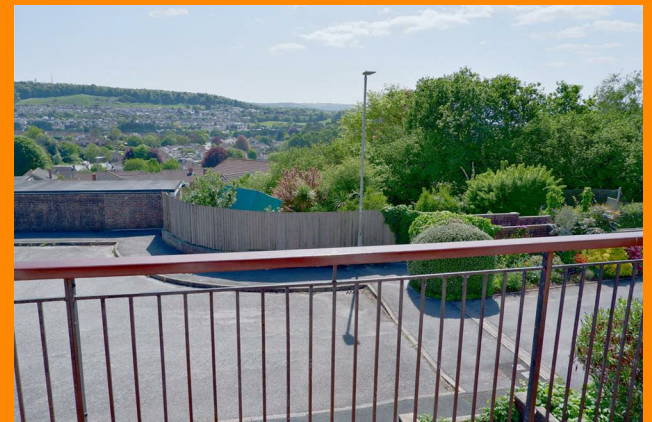
#### Outside:

To the front of the property is a double driveway offering parking for 2 vehicles, paths to both sides giving access to the rear and a path with a few steps to the front door. Further to the front is a lawned garden with flower borders with mature shrubs and bushes. To the rear is a tiered garden with a patio seating area with raised flower borders, a utility shed with plumbing for washing machine and some steps leading to a 2nd patio area. Further path/steps with borders leading to two lawned areas with far reaching views.

#### Material Information:

- \* Council Tax Band - D - Annual Cost £2325.42
- \* Construction - Traditional
- \* Mains gas, electric, sewage and water, Gas central heating,
- \* Air source heat pump & Solar panels with battery storage
- \* Parking - Double Garage & Double Driveway
- \* Broadband - Standard-Available, Ultrafast- Available
- \* Mobile (voice) EE-Limited, Three-Likely, 02-Likely, Vodafone-Limited (indoor)
- \* Mobile (data) EE-Limited, Three-Likely, 02-Limited, Vodafone-Limited (indoor)
- \* Flood Risk - Very Low Risk

## 42 PLYMTREE DRIVE





## 42 PLYMTREE DRIVE

### ADDITIONAL INFORMATION

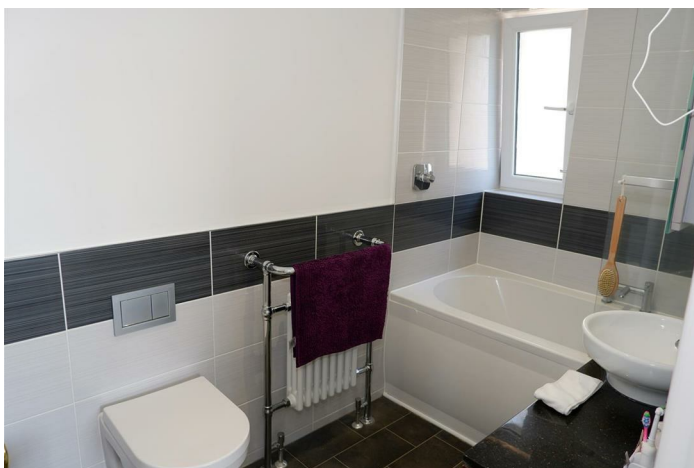
**Local Authority** – Plymouth City Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – Over 1900 sq ft

**Tenure** – Freehold





Total Area: 183.2 m<sup>2</sup> ... 1972 ft<sup>2</sup> (excluding balcony)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Moving On Estate Agents  
12 Colebrook Road  
Plympton  
Plymouth  
PL7 4AA

01752 340666  
enquiries@movingonestateagents.co.uk  
<https://www.movingonestateagents.co.uk>

