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£300,000 FREEHOLD

An impressive 3 double bedroom semi-detached family home, situated in a quiet cul-de-sac, driveway parking, 2 reception rooms, modern high gloss kitchen, level rear garden

MERLIN CLOSE, WOOLWELL, PLYMOUTH

EPC = C



PROPERTY DETAILS

Located in a highly desirable location in WOOLWELL is this impressive 3 DOUBLE bedroom semi-detached FAMILY home. Situated in the corner of a QUIET cul-de-sac, offering driveway PARKING. The ground floor comprises of SPACIOUS lounge, MODERN high gloss kitchen/dining room, separate cloakroom, utility room and an enclosed level rear GARDEN. On the first floor you will find 3 DOUBLE bedrooms (master with EN-SUITE) and the family bathroom. UPVC double glazing and gas central heating.

COUNCIL TAX BAND – C

Opaque UPVC double glazed door with side screen to;

ENTRANCE PORCH

UPVC double glazed window to front elevation. Leaded light opaque wooden door to;

LOUNGE

17'9 into bay x 11'5 (5.41m x 3.50m)

Panelled radiator, ornate stone fire surround with inset living flame electric fire, coving to ceiling, UPVC double glazed bay window to front elevation, glazed double doors to;

KITCHEN/DINING ROOM

DINING AREA

14'3 x 11'5 (4.36m x 3.48m)

Engineered wood flooring, vertical radiator, coving to ceiling, UPVC double glazed French doors providing access to the rear garden. A peninsula unit divides the dining area from the kitchen.

KITCHEN

11'2 x 9'5 (3.42m x 2.87m)

Fitted modern white high gloss base and eye level storage cupboards, slate effect worktops, inset one and a half bowl sink unit with mixer tap, space for American style fridge freezer, space for range style oven with extractor fan over, double glazed hardwood window to rear elevation.

INNER HALLWAY

Stairs to first floor with storage cupboard under, panelled radiator, slate effect laminate flooring, door to;

CLOAKROOM

White suite comprising low level WC, pedestal basin, heated towel rail, opaque UPVC double glazed window to side elevation.

UTILITY ROOM

9'6 x 8'10 (2.90m x 2.71m)

Plumbing for a washing machine, space for tumble dryer, slate effect laminate flooring, solid UPVC door to front elevation.

FIRST FLOOR

LANDING

UPVC double glazed window to side elevation, access to insulated loft space, built-in linen cupboard housing wall mounted gas boiler providing hot water and central heating. Doors lead off the landing providing access to all first floor rooms.

BATHROOM

6'11 x 6'8 (2.12m x 2.04m)

White suite comprising panelled bath with mixer tap and electric shower over, glazed shower screen and shower curtain rail, vanity wash hand basin, low level WC, heated towel rail, slate effect laminate flooring, opaque UPVC double glazed window to side elevation.

BEDROOM ONE

13'9 x 12'6 (4.19m x 3.81m)

Panelled radiator, leaded light UPVC double glazed window to front elevation, door to;

EN-SUITE SHOWER ROOM

6'11 x 5'2 (2.13m x 1.58m)

Modern white suite comprising glazed double shower cubicle with rainfall shower head, vanity wash hand basin, low level WC, heated towel rail, extractor fan, slate effect laminate flooring, leaded light UPVC double glazed window to front elevation.

BEDROOM TWO

10'10 x 10'5 (3.32m x 3.19m)

Range of fitted full length wardrobes with sliding doors, panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM THREE

10'3 x 9'5 (3.14m x 2.87m)

Panelled radiator, UPVC double glazed window to rear elevation.

OUTSIDE

To the rear of the property is an enclosed level garden, offering a good deal of privacy and seclusion. Paved patio area, well stocked flowerbed and raised decked area. Astroturf and useful timber garden shed to one corner. To the front of the property is a tarmac drive, providing off-road parking.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

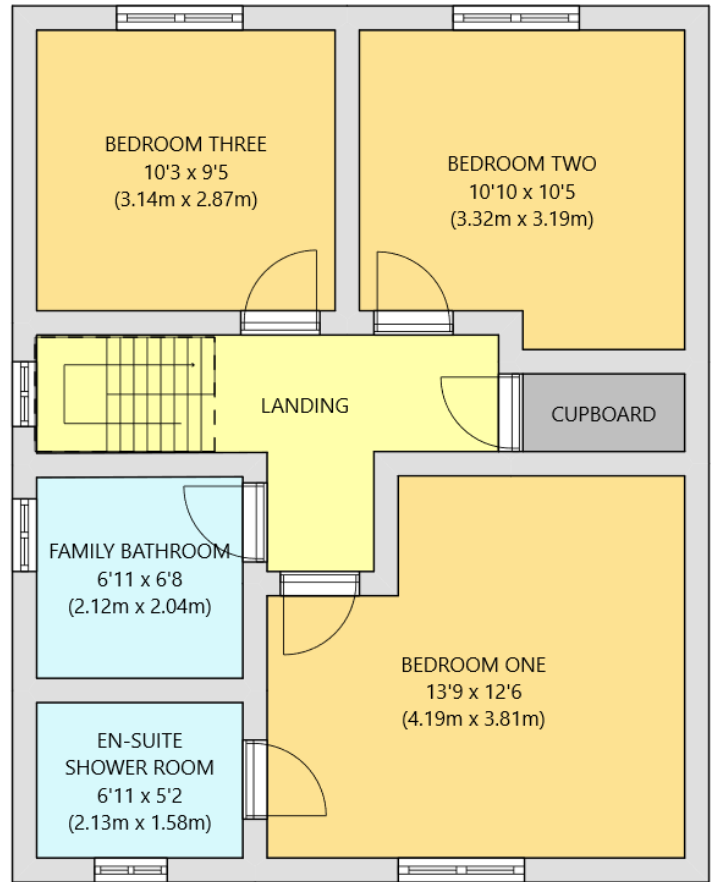
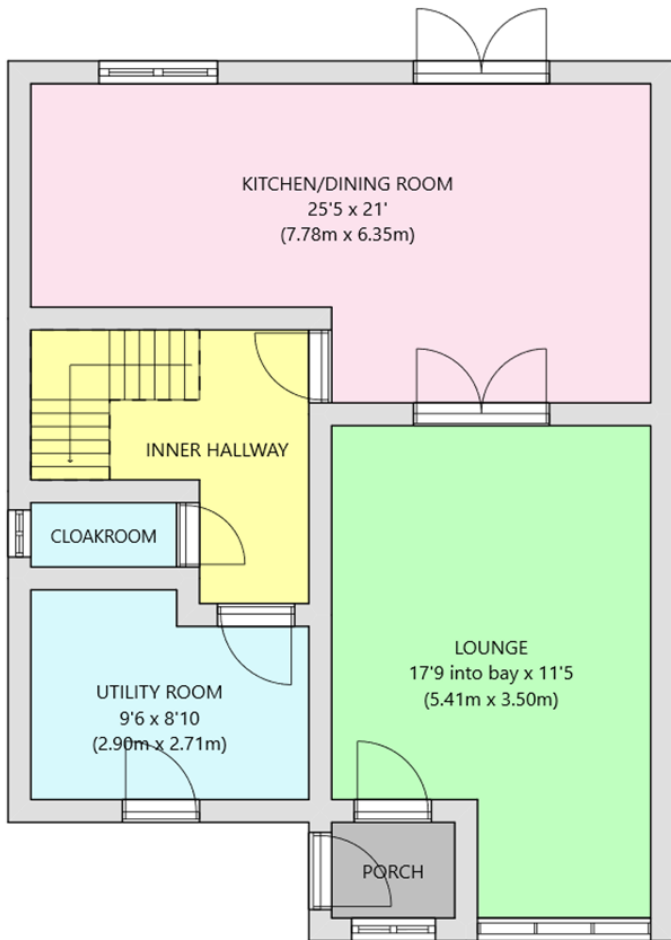
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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