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£280,000 FREEHOLD

An extended 3 bedroomed semi-detached family home, quiet cul de sac location, garage and driveway parking, pleasant views to the rear, gas central heating

MALLARD CLOSE, PLYMPTON, PLYMOUTH



PROPERTY DETAILS

This perfectly positioned 3 bedroomed semi-detached family home in Plympton has been extended with a conservatory and improved in recent years by the current owner to incorporate a modern kitchen and bathroom, new boiler, new UPVC double glazed windows and door to the front elevation, the rear garden has recently been upgraded, providing a large decked area. Located within a quiet cul de sac, boasting pleasant views to the rear and offering garage and driveway parking. This wonderful home has everything a family would need for convenience, being just a short drive to Plympton Ridgeway, schools and local amenities.

Council tax band – C
EPC - D

Newly installed UPVC front door with glazed panel to;

ENTRANCE PORCH

Opaque UPVC double glazed windows to side elevation, glazed panelled door to;

ENTRANCE HALL

Wood laminate flooring, panelled radiator, staircase to first floor, glazed panelled double doors to;

LOUNGE

13'7 x 12'7 (4.16m x 3.83m)

Wood laminate flooring, living flame coal effect gas fire with tiled surround, wooden mantle over, built in storage cupboard under stairs, vertical radiator, coving to ceiling, newly installed UPVC double glazed window to front elevation, archway to;

DINING ROOM

10'4 x 8'1 (3.16m x 2.47m)

Wood laminate flooring, panelled radiator, coving to ceiling, archway to kitchen, UPVC double glazed sliding patio doors to conservatory.

KITCHEN

10'5 x 7'4 (3.18m x 2.24m)

Well fitted with a range of modern white high gloss base and eye level storage cupboards with granite effect working surfaces, inset single bowl, stainless steel sink unit with mixer tap, integrated oven and 4 ring induction hob, glass splashback, integrated dishwasher, integrated fridge/freezer, ceiling downlighters, coving to ceiling, tile effect flooring, UPVC double glazed window to side elevation and further UPVC double glazed window to rear elevation, overlooking the conservatory.

CONSERVATORY

11'10 x 10'11 (3.61m x 3.33m)

UPVC double glazed windows and French door providing access to the rear garden. Timber effect flooring.

FIRST FLOOR

LANDING

UPVC double glazed window to side elevation, access to loft space, doors lead from the landing providing access to all first floor rooms.

BEDROOM ONE

13' x 9'1 (3.96m x 2.77m)

Panelled radiator, fitted full length triple wardrobe unit with sliding mirror doors, newly installed UPVC double glazed window to front elevation.

BEDROOM TWO

8'11 x 7'9 (2.73m x 2.36m)

Panelled radiator, feature panel walling to dado height on 1 wall, UPVC double glazed window to rear elevation enjoying extensive fine rural views.

BEDROOM THREE

8'11 x 6'10 (2.72m x 2.08m)

Panelled radiator, built-in storage cupboard over stairs housing wall mounted gas boiler providing hot water and central heating (newly installed), newly installed UPVC double glazed window to front elevation.

BATHROOM

7'4 x 5'11 (2.24m x 1.82m)

Modern white suite comprising P shaped bath with mixer tap and shower attachment over, pedestal basin, low level WC, fully tiled walls, ceramic tiled flooring, opaque UPVC double glazed window to rear elevation.

OUTSIDE

GARDENS

Situated both to the front and rear of the property. The front comprises of a lawned area with herringbone paved driveway. The driveway runs along the side of the property servicing the garage and a pedestrian gate giving access to the rear garden. The rear garden is fully enclosed, offering a good deal of privacy and seclusion with high larch lap fencing. Herringbone paved patio area and steps leading past the garage to a newly fitted decked area, taking advantage of the sun during warmer months.

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)

The Consumer Protection Regulations

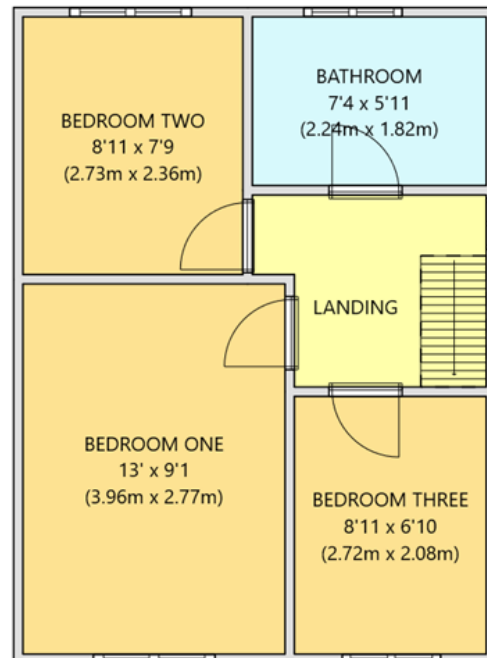
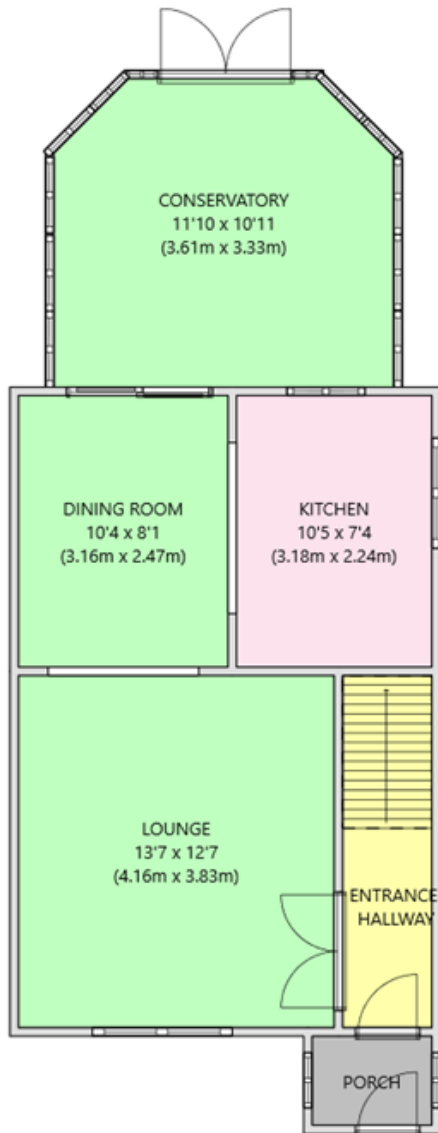
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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