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**£325,000 FREEHOLD**

**3 bedrooms (master with en-suite), semi-detached, driveway for up to 4 cars and a garage, cul-de-sac location, UPVC triple glazing and gas central heating**

**UNICORN CLOSE, WOODFORD, PLYMOUTH**



## PROPERTY DETAILS

You will find this delightful 3 bedroomed semi-detached home in a cul-de-sac location within Woodford, Plympton. Providing close access to the A38, sought after schools, Marsh Mills Retail Park, local Supermarkets and Plympton Ridgeway, this property is perfectly positioned for all requirements. Driveway parking for up to 4 cars and a garage, master bedroom with en-suite, 2 further double bedrooms, spacious lounge/dining room, fitted kitchen, utility room, family bathroom, downstairs cloakroom, enclosed rear garden, UPVC triple glazed windows (being 12 months old) and gas central heating.

COUNCIL TAX BAND – C  
EPC - C

UPVC part glazed door to;

### ENTRANCE HALL

Radiator, laminate flooring, doors lead off the entrance hall providing access to all ground floor rooms, door to;

### CLOAKROOM

**5'4 x 3'1 (1.64m x 0.95m)**

Low level WC, wash hand basin, fully tiled walls, wood effect flooring, UPVC obscure window to the side elevation.

### LOUNGE/DINING ROOM

**25'9 x 9'9 (7.91m x 3.04m)**

Wood effect flooring, radiator, UPVC triple glazed window to the front elevation, UPVC triple glazed French doors leading to the rear garden, 2 panelled radiators, coving to ceiling.

### KITCHEN

**9'6 x 7'6 (2.92m x 2.31m)**

Fitted with a range of base and eye level storage units, fitted worktops, single bowl single drainer stainless steel sink and tap, fitted oven and gas hob with extractor canopy over, integrated fridge, fitted breakfast bar, wall mounted gas boiler providing hot water and central heating, UPVC triple glazed window to the rear elevation, wood effect flooring, fully tiled walls, understairs storage cupboard.

### UTILITY ROOM

**8'5 x 5'3 (2.59m x 1.61m)**

Fitted white base and eye level units, stainless steel sink and tap, fitted worktop, space and plumbing for a washing machine.

### FIRST FLOOR

#### LANDING

Wooden balustrade and spindles. Access to loft space via a loft ladder and the loft being fully boarded. Doors lead off the landing providing access to all first floor rooms.

#### BEDROOM ONE

**12'6 x 9'6 (3.86m x 2.93m)**

UPVC triple glazed window to front elevation, radiator, coved ceiling, wood effect flooring, door to;

## **EN-SUITE SHOWER ROOM**

**8'1 x 3'4 (2.48m x 1.04m)**

Glazed shower cubicle with Triton shower, low level WC, wash hand basin with storage cupboards under, coving to ceiling, extractor fan, UPVC obscure window to front elevation.

## **BEDROOM TWO**

**12'8 x 9'5 (3.91m x 2.91m)**

UPVC triple glazed window to the rear elevation, coved ceiling, radiator, laminate flooring.

## **BEDROOM THREE**

**9'6 x 8'1 (2.95m x 2.47m)**

Radiator, UPVC triple glazed window to the rear elevation, coved ceiling, wood effect flooring.

## **BATHROOM**

**8'1 x 5'5 (2.47m x 1.70m)**

White suite comprising panelled bath with glazed shower screen and Triton shower, low level WC, wash hand basin with storage cupboards under, stainless steel ladder style radiator, extractor fan, coved ceiling, fully tiled walls, vinyl flooring, fitted airing cupboard with fitted shelving and radiator.

## **OUTSIDE**

To the front of the property is a double paved driveway providing parking for up to 4 cars. To the left of the property is a pathway providing side access to the rear garden. The rear garden is arranged over 2 levels, comprising of a paved patio area with steps to an upper gravelled area. Enclosed with shiplap fencing and border hedging.

## **GARAGE**

**14'2 x 8'5 (4.35m x 2.61m)**

Single with an electric up and over door. Housing the fuse box, loft hatch, useful tap and shelving.

## **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**

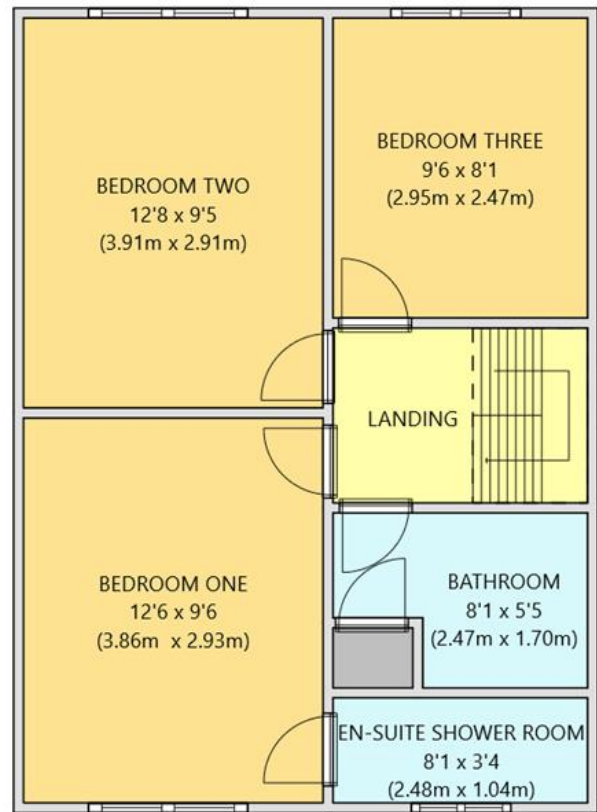
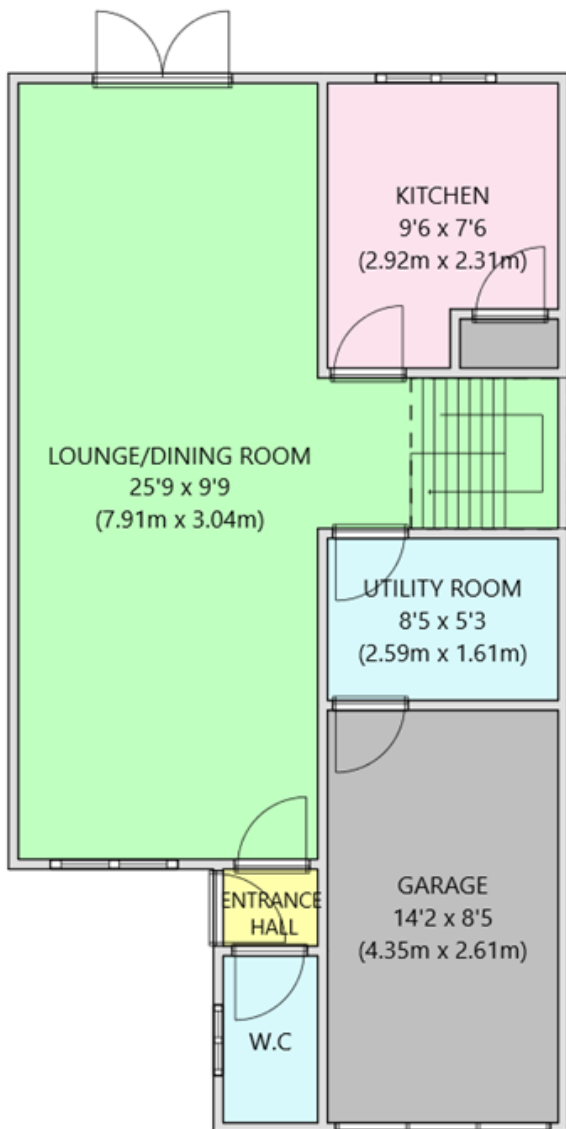
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