



16 Westmoor Close

Plympton, Plymouth, PL7 2WQ

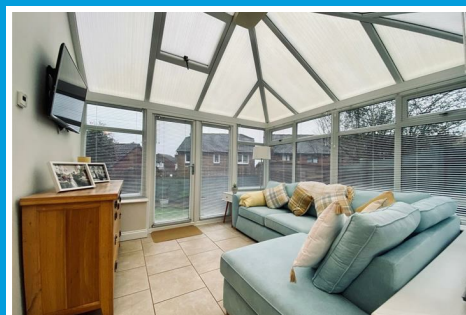
Offers Over £400,000



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WESTMOOR CLOSE, PLYMPTON, PLYMOUTH PL7 2WQ

ACCOMMODATION

uPVC obscured leaded-light door opening into the entrance hall.

ENTRANCE HALL

5'1" x 5'0" (1.55 x 1.53)

Stairs ascending to the first floor landing. LVT flooring. Wooden door with glazed panel opening into the lounge.

LOUNGE

14'2" x 10'11" + bay (4.32 x 3.35 + bay)

Feature fireplace with inset 'Living flame' glass-fronted gas fire set onto a marble hearth with wood mantel and surround. uPVC double-glazed bay window to the front elevation. LVT flooring. Open plan access into the dining room.

DINING ROOM

8'11" & 8'9" (2.72 & 2.67)

uPVC double-glazed French doors providing access to the rear garden. LVT flooring. Door opening into the kitchen.

KITCHEN

10'10" x 8'10" (3.31 x 2.71)

The kitchen is fitted with an attractive range of matching base and wall-mounted units incorporating roll-edged granite worktops with inset 4-ring Neff induction hob and Neff contemporary filter hood over, with an inset sink unit, mixer tap and granite splash-backs. Fitted double Neff oven and integral Neff dishwasher. uPVC double-glazed window to the rear elevation overlooking the garden. Ceramic tiled floor with pelmet lighting. Spot lighting. Door to larder storage cupboard. Archway opening into the inner hallway.

INNER HALLWAY

Open plan access into the conservatory. Door opening to the cloakroom. Wall-mounted contemporary upright radiator.

CLOAKROOM

5'6" x 3'9" (1.68 x 1.16)

Fitted with a modern suite comprising a vanity wash handbasin with white high-gloss storage unit below and close-coupled wc with hidden cistern. uPVC double-glazed window overlooking the rear garden.

CONSERVATORY

18'0" narrowing to 10'9" (5.5 narrowing to 3.3)

5.5 narrowing to 3.3 x 3.39 narrowing to 1.6 (18'0" narrowing to 10'9" x 11'1" narrowing to 5'2") Constructed beneath a polycarbonate roof with uPVC double-glazed windows to side, front and rear elevations (obscured to the front). Obscured double-glazed door providing access to the driveway. Further uPVC double-glazed French doors opening to the rear garden. Ceramic-tiled floor with under-floor heating. Wall-mounted electric fan fire. Door opening into the utility.

UTILITY

9'0" x 6'2" (2.76 x 1.89)

Fitted with a range of matching base and wall-mounted units with spaces for tumble dryer, washing machine and an upright fridge/freezer. Wall mounted Vaillant boiler. Door opening into the garage.

GARAGE

11'8" x 9'1" (3.58 x 2.77)

Electric roller door. Wall-mounted Worcester boiler. Light and power.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Loft hatch. Airing cupboard housing with ample storage.

BEDROOM ONE

Range of fitted wardrobes with hanging rails and shelving. uPVC double-glazed window to the front elevation. Door opening to the ensuite.

ENSUITE

5'8" x 5'3" (1.75 x 1.61)

Fitted with a matching suite comprising shower cubicle with Mira shower, wall-mounted vanity wash handbasin with white high-gloss storage unit below and close-coupled wc. Chrome heated towel rail. Fully-tiled walls and floor. Obscured uPVC double-glazed window to the front elevation. Spotlighting.

BEDROOM TWO

14'11" x 9'3" (4.57 x 2.84)

Range of fitted wardrobes with hanging rails and shelving. uPVC double-glazed window to the front elevation.

BEDROOM THREE

8'9" narrowing to 5'10" (2.69 narrowing to 1.78)

2.69 narrowing to 1.78 x 3.08 narrowing to 1.96 (8'9" narrowing to 5'10" x 10'1" narrowing to 6'5") uPVC double-glazed window to the rear elevation overlooking the garden.

BEDROOM FOUR

9'7" x 7'10" (2.94 x 2.4)

uPVC double-glazed window to the rear overlooking the garden.

BATHROOM

6'9" x 6'4" (2.06 x 1.94)

Fitted with an attractive matching suite comprising panelled bath with central taps and shower over, pedestal wash handbasin and close-coupled wc. Chrome heated towel rail. Ceramic tiled floor. Tiled walls. Extractor fan. uPVC obscured double-glazed window to rear elevation. Large wall-mounted mirror.

OUTSIDE

The property is approached via a brick-paved driveway providing off-road parking for a number of vehicles. To the rear is an enclosed southerly-facing garden which has been tastefully landscaped to create a wonderful entertainment space. Laid for ease of maintenance it consists of artificial grass, a raised deck and a patio seating area with flowerbeds and shrub borders. A wooden seating bench provides an ideal viewing point over the garden. Outside tap. Outside lights. To the side of the property is a summer house and a paved path surrounded by chippings leads to a wooden gate giving access to the driveway.

AGENT'S NOTE

Plymouth City Council
Council Tax Band: E



Road Map



Hybrid Map

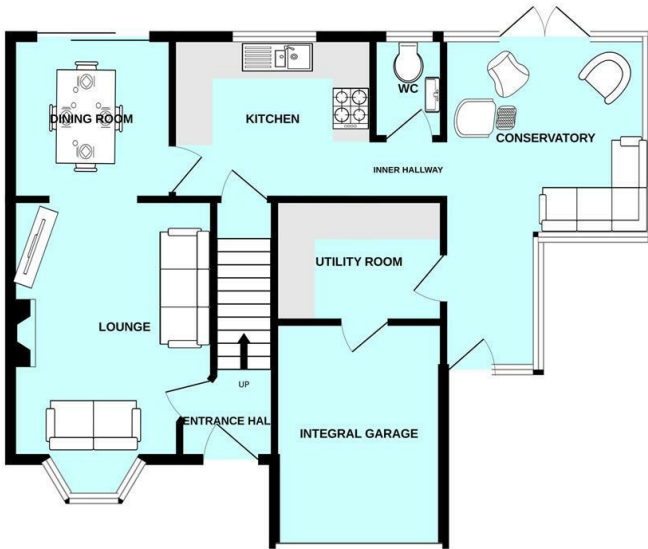


Terrain Map

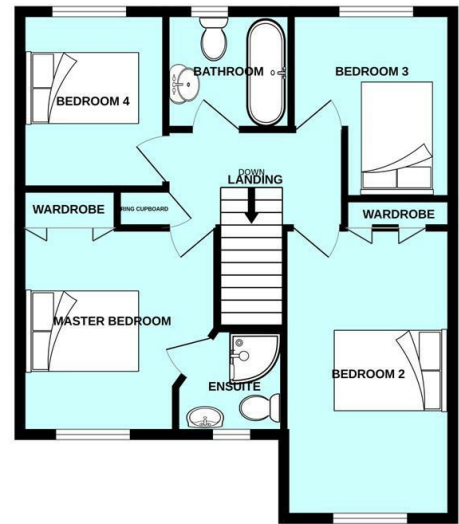


Floor Plan

GROUND FLOOR



1ST FLOOR

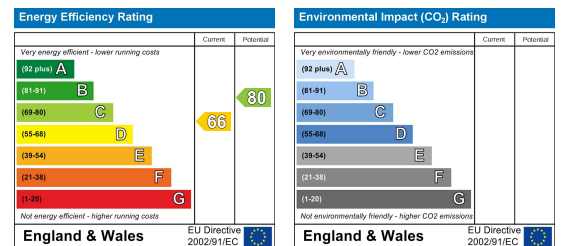


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Viewing

Please contact our Plympton Office on 01752 301002 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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