



16 Almond Drive

Plympton, Plymouth, PL7 2WY

£425,000



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ACCOMMODATION

Double-glazed door opening into the entrance hall.

ENTRANCE HALL

14'7" x 6'7" (4.46 x 2.03)

A light and airy hallway with staircase rising to the first floor landing and storage cupboard under. Doors opening into the cloakroom, kitchen, lounge and integral garage.

CLOAKROOM

4'10" x 3'4" (1.49 x 1.04)

Matching suite comprising close-coupled wc and wall-mounted wash hand basin. Tiled walls to dado height. Slate tiled-effect laminate wood flooring.

LOUNGE

14'11" x 12'0" (4.56 x 3.67)

A good-sized room with distant countryside views to the rear. Doors leading to the conservatory and dining room.

DINING ROOM

12'0" x 10'0" (3.67 x 3.05)

Double-glazed window to the rear with distant countryside views. Door into the kitchen.

KITCHEN

14'7" x 9'4" (4.46 x 2.86)

Attractive matching base and wall-mounted units with integrated Neff double oven, integrated dishwasher and free-standing fridge/freezer (included in the sale). Silstone worktop with inset 5-ring gas hob with filter hood over and ceramic sink unit with mixer tap. Ceramic tiled floor. Double-glazed window to the front. Double-glazed door leading to the side path, in turn leading to the front and rear garden.

CONSERVATORY

10'5" x 10'2" (3.19 x 3.12)

Polycarbonate roof over with uPVC double-glazed windows to both side and rear elevations. uPVC double-glazed door leading to the rear garden. Stairs leading down to the lower ground floor. Distant countryside views.

FIRST FLOOR LANDING

11'5" x 6'0" (3.48 x 1.85)

Doors leading off to the bedrooms and bathroom. Airing cupboard. Access hatch to roof void. Double-glazed window to the side.

BEDROOM ONE

14'2" x 10'0" (4.34 x 3.07)

Fitted wardrobes running along one wall with shelving and hanging rail. Double-glazed window to the rear with distant countryside views. Door opening into the ensuite.

ENSUITE

7'8" x 5'2" (2.34 x 1.58)

Matching suite comprising shower cubicle with fitted shower, close-coupled wc with hidden cistern and wash handbasin inset into high-gloss vanity storage cupboards. Obscured double-glazed window to the side elevation.

BEDROOM TWO

13'6" x 9'0" (4.13 x 2.76)

Fitted wardrobes running along one wall with additional shelving to one side. Double-glazed window to the rear with distant countryside views.

BEDROOM THREE

10'0" x 9'7" (3.06 x 2.94)

Double-glazed window to the front.

BEDROOM FOUR

8'8" x 7'7" (2.65 x 2.33)

Double-glazed window to the front.

FAMILY BATHROOM

6'11" x 6'2" (2.12 x 1.89)

Matching coloured suite comprising panelled bath with mixer shower attachment, close-coupled wc and pedestal wash handbasin. Partly-tiled walls. Obscured double-glazed window to the front.

LOWER GROUND FLOOR

Access to the study area and family room.

STUDY AREA

8'11" x 8'0" (2.73 x 2.46)

Fitted desk. Double-glazed window to the rear. Wall-mounted boiler which serves the heating and hot water for the lower ground floor. The room opens into the family room/bedroom five.

FAMILY ROOM/BEDROOM FIVE

19'4" x 10'9" (5.9 x 3.29)

Perfect for a cinema room/gym or additional bedroom. Double-glazed window to the side. Door to the shower room. Storage cupboard. Laminate wood flooring.

SHOWER ROOM

8'7" x 3'10" (2.64 x 1.17)

Matching suite comprising shower cubicle with fitted shower, pedestal wash handbasin and close-coupled wc. Extractor fan.

GARAGE

20'8" x 8'4" (6.32 x 2.55)

Electric roller door. Light and power available. Utility area at the rear of the garage with a stainless steel sink unit and a roll-edged work surface over. Plumbing for a washing machine. Space for tumble dryer. Wall-mounted boiler.

OUTSIDE

The property is approached via a driveway providing off-road parking for a couple of vehicles, with side access to the rear garden. The rear garden is landscaped, within a private setting, and laid for ease-of-maintenance, including a large patio seating area taking advantage of the distant countryside views, providing a great space in which to entertain family and friends.

AGENT'S NOTE

Plymouth City Council

Tax Band: E



Road Map



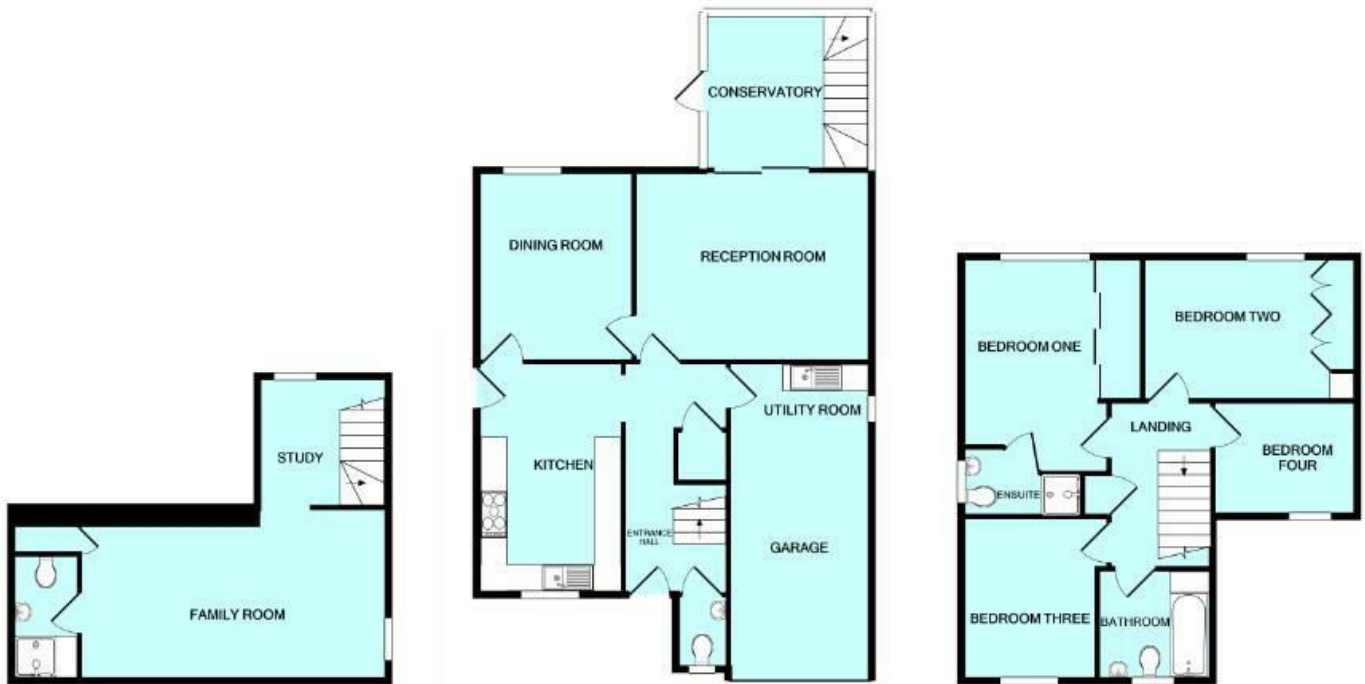
Hybrid Map



Terrain Map



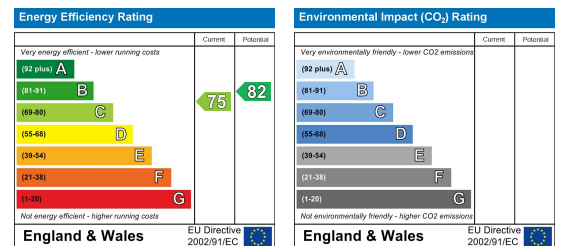
Floor Plan



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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