



33 The Dell

Plympton, Plymouth, PL7 4PS

£450,000



Stanbury-built detached family home, tucked away in a cul-de-sac, offering great-sized living accommodation with the opportunity to modernise & extend (subject to planning authority approval). The property offers an entrance porch & large welcoming entrance hall, cloakroom, lounge, family room, dining room & kitchen together with 4 bedrooms (3 doubles) & family bathroom. Outside a private driveway provides off-road parking for 3 vehicles to the fore & a single garage. To the rear a wrap-around garden offers privacy & a perfect area for entertaining.



THE DELL, PLYMPTON, PLYMOUTH PL7 4PS

ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance porch.

ENTRANCE PORCH 8'1" x 2'0" (2.47 x 0.61)

Obscured uPVC double-glazed door, with an obscured double-glazed panel to one side, opening into the entrance hall. Tiled floor.

ENTRANCE HALL 17'5" x 6'11" (5.33 x 2.12)

A large, welcoming hallway with a staircase rising to the first floor and storage cupboard beneath. Doors leading to the cloakroom and lounge. Sliding door opening into the kitchen. Wood-effect laminate flooring.

CLOAKROOM 4'3" x 2'4" (1.3 x 0.73)

Fitted with a matching suite comprising a low-level wc and wall-mounted wash handbasin. Tiled walls to dado height. Grey wood-effect vinyl flooring. Obscured uPVC double-glazed window to the side.

LOUNGE 17'6" x 13'4" (5.34 x 4.07)

A spacious room with wall-mounted gas fire sitting on a marble hearth and shelving to both chimney breast recesses. Television point. uPVC double-glazed window to the front. Door opening into the family room.

FAMILY ROOM 16'11" x 10'11" (5.17 x 3.34)

Dual aspect room with a uPVC double-glazed window to the front. Large, sliding uPVC double-glazed patio door opening to the rear garden. Feature fireplace with an inset electric fan fire, wood mantel and surround. Door opening to the dining room.

DINING ROOM 13'4" x 8'11" (4.07 x 2.73)

Fitted with a range of base and wall-mounted units. Ample space for a dining table. Wood-effect laminate flooring. uPVC double-glazed window to the rear. Open plan access into the kitchen.

KITCHEN 8'11" x 6'10" (2.72 x 2.1)

Fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate work surfaces with inset one-&-a-half bowl stainless-steel sink unit with mixer tap and tiled splash-back. Spaces for a cooker, washing machine, dishwasher and fridge. uPVC double-glazed window to the rear. Obscured uPVC double-glazed door opening to the side garden.

FIRST FLOOR LANDING 7'0" x 6'11" (2.15 x 2.11)

uPVC double-glazed window to the side. Access hatch, with pull-down ladder, to fully-boarded, insulated roof void with power and lighting. Doors providing access to bedrooms one and four and the inner hallway.

BEDROOM ONE 13'10" x 13'3" max (4.22 x 4.05 max)

Fitted with a range of wardrobes. Overhead storage units to both chimney breast recesses - one housing the Vaillant combination boiler. uPVC double-glazed window to the front.

BEDROOM FOUR 9'11" x 6'11" (3.04 x 2.13)

Sliding door opening to a fitted storage cupboard with shelving and hanging rail. uPVC double-glazed window to the front.

FAMILY BATHROOM 8'11" x 6'9" (2.74 x 2.08)

Fitted with a matching suite comprising panel bath with mixer shower attachment, separate corner shower cubicle with fitted Redring electric shower, vanity-style wash handbasin with storage cupboards beneath and close-coupled wc with hidden cistern. Partly-tiled walls. Wood-effect vinyl flooring. White wall-mounted heated towel rail. Obscured uPVC double-glazed window to the side.

INNER HALLWAY 13'3" x 2'10" (4.05 x 0.88)

Doors leading to bedrooms two and three.

BEDROOM TWO 16'11" x 11'0" (5.18 x 3.36)

Dual aspect room with uPVC double-glazed windows to the front and rear, overlooking the garden.

BEDROOM THREE 13'3" x 9'3" (4.06 x 2.83)

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

OUTSIDE

To the front of the property is approached via twin wrought iron gates which open to the tarmac driveway, providing off-road parking for up to 3 vehicles and the garage. There is a section of lawn to one side and a flower bed to the other with inset plants and shrubs. A path leads around the side of the property to a wooden gate giving access to the enclosed rear garden where there is a paved patio seating area and a hardstand for a wooden garden shed. Steps lead up to the main lawn which is split into half with flowerbed and shrub borders and a summer house at the far corner.

GARAGE 16'9" x 9'0" (5.13 x 2.75)

Up-&-over door.

AGENT'S NOTE

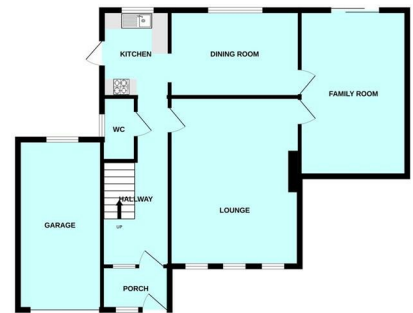
Plymouth City Council
Council Tax Band: E

Area Map

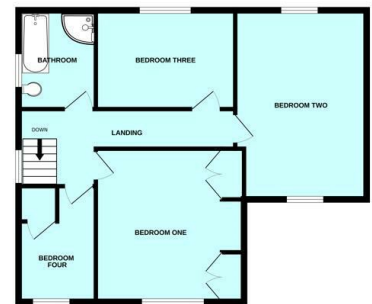


Floor Plans

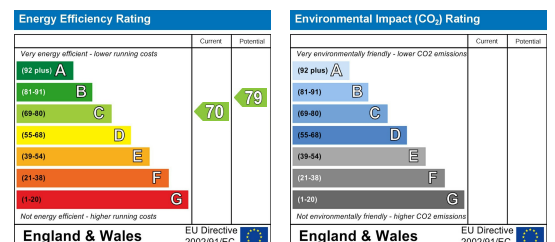
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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