



## 111 Merafield Drive

Plympton, Plymouth, PL7 1TR

£325,000



Extremely well-presented, detached property in the Merafield area of Plympton, with accommodation briefly comprising an entrance porch & hall, lounge, kitchen/diner, utility, office, storage room & downstairs wc. Upstairs there are 3 bedrooms, master ensuite & family bathroom. Driveway with parking for several vehicles. South-facing rear garden. In immaculate condition, the property would ideally suit a family & is offered with no onward chain.





**MERAFIELD DRIVE, PLYMPTON, PLYMOUTH PL7 1TR**

**ACCOMMODATION**

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

**ENTRANCE PORCH 7'1" x 2'6" (2.18 x 0.78)**

Obscured uPVC double-glazed front door opening into the entrance hall. uPVC double-glazed windows to the front and side.

**ENTRANCE HALL 9'8" x 3'5" (2.96 x 1.06)**

Doors opening into the lounge and the downstairs wc. Stairs ascending to the first floor landing. uPVC double-glazed window to the side elevation.

**LOUNGE 15'10" x 12'3" (4.85 x 3.74)**

Double wooden doors, with inset glass panelling, opening into the kitchen/diner. uPVC double-glazed half bay-fronted window to the front elevation. Full-length storage cupboard.

**KITCHEN/DINER 15'8" x 10'0" (4.78 x 3.06)**

Fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate work surfaces with inset 4-ring gas hob and stainless-steel extractor hood, one-&-a-half bowl stainless-steel sink unit with instant hot water mixer tap. Integral dishwasher, grill and oven. uPVC double-glazed window to the rear elevation. The dining area has ample space for a dining table and chairs. uPVC double-glazed patio door opening onto the garden.

**UTILITY 7'3" x 6'11" (2.22 x 2.12)**

Fitted with matching base and wall-mounted units incorporating a roll-edged laminate work surface. Integral fridge/freezer and larder unit. Spaces for washing machine and fridge/freezer. Door opening into the office.

**OFFICE 7'5" x 7'3" (2.28 x 2.21)**

Door opening into the storage area. Roll-edged laminate desk with wall-mounted units.

**STORAGE AREA 9'6" x 7'5" (2.92 x 2.28)**

uPVC double-glazed French doors opening to the driveway. Fitted drop-down ladder leading up to a mezzanine level.

**FIRST FLOOR LANDING 7'10" x 6'9" (2.39 x 2.06)**

Doors providing access to the first floor accommodation. Loft access hatch. uPVC double-glazed window to the side elevation.

**BEDROOM ONE 12'1" x 8'9" (3.70 x 2.68)**

Built-in wardrobes and fitted bed surround. Above-stairs storage cupboard. 2 uPVC double-glazed windows to the front elevation. Door opening to the ensuite.

**ENSUITE 6'0" x 4'1" (1.85 x 1.25)**

Fitted with a matching suite comprising corner shower unit with electric shower, vanity-style wash handbasin with storage cupboard beneath and mixer tap with close-coupled wc. Chome heated towel rail. Fitted aquaboarding to walls. Obscured uPVC double-glazed window to the front elevation.

**BEDROOM TWO 11'3" x 8'8" (3.43 x 2.66)**

Fitted wardrobe. uPVC double-glazed window to the rear elevation.

**BEDROOM THREE 8'5" x 6'9" (2.57 x 2.06)**

Fitted wardrobes and fitted bed surround. uPVC double-glazed window to the rear elevation.

**BATHROOM 8'8" x 6'0" (2.65 x 1.84)**

Fitted with a matching suite comprising panelled bath with mixer tap and additional waterfall shower, vanity-style wash handbasin with mixer tap and close-coupled wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the side elevation.

**OUTSIDE**

To the front of the property there is a brick-paved driveway providing off-road parking for several vehicles. To the side there is a courtesy walkway through to the back. To the rear there is a tiered, south-facing garden laid to stone slabs and including a shed and a hot tub. Stairs ascend to the next level which is laid to artificial grass, with a storage unit The top tier is laid to stone chippings bordered by mature shrubs.

**AGENT'S NOTE**

Plymouth City Council  
Council Tax Band: D

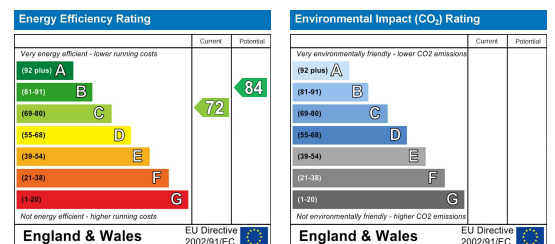
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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