



## 64 Molesworth Road

Plympton, Plymouth, PL7 4NU

£320,000



Beautifully-presented, renovated & modernised semi-detached family home located in Woodford, a popular residential area of Plympton. The accommodation comprises an entrance hall, cloakroom/wc, lounge, dining room, kitchen, 3 bedrooms & family bathroom. There is off-road parking for a couple of vehicles, an electric charging point & a large, landscaped rear garden - perfect for entertaining.



## MOLESWORTH ROAD, PLYMPTON, PLYMOUTH PL7 4NU

### ACCOMMODATION

uPVC double-glazed door opening into the entrance hall.

### ENTRANCE HALL 11'11" x 6'5" (3.65 x 1.96 )

Staircase rising to the first floor landing with storage cupboards for coats and shoes beneath. Laminate wood flooring. Doors opening to the cloakroom and kitchen.

### CLOAKROOM 3'3" x 2'8" (1.0 x 0.83)

Fitted with a matching suite comprising close-coupled wc and vanity-style wash handbasin with storage cupboard below. Obscured uPVC double-glazed window to the front elevation.

### KITCHEN 13'8" x 7'4" (4.18 x 2.26)

Fitted with an attractive range of matching white high-gloss base and wall-mounted units incorporating roll-edged work surfaces with inset induction hob and filter hood, one-&-a-half bowl ceramic sink unit, mixer tap and tiled splash-backs. Integrated fridge-freezer. Integrated full-height freezer. Integrated double oven. Space and plumbing for a washing machine. Laminate wood flooring. uPVC double-glazed window to the side elevation. Venetian door to larder storage cupboard. uPVC double-glazed door opening to the rear garden. Wooden door with glazed panels opening into the dining room.

### DINING ROOM 14'0" x 10'9" max (4.28 x 3.28 max)

Laminate wood flooring. Ample space for a dining table and a study desk. uPVC double-glazed window to the rear elevation. Open plan access into the lounge.

### LOUNGE 12'2" x 11'9" plus bay (3.72 x 3.59 plus bay)

Feature media wall, built around the chimney breast, with integrated electric fan fire and colour-changing mood lighting, with space above for (up to) a 65" television. uPVC double-glazed bay window to the front elevation. Laminate wood flooring.

### FIRST FLOOR LANDING 8'6" x 7'5" (2.61 x 2.27)

Doors providing access to the first floor accommodation. Positive Input Ventilation (PIV) system fitted.

### BEDROOM ONE 12'2" x 11'11" max (3.71 x 3.65 max)

uPVC double-glazed window to the front elevation.

### BEDROOM TWO 13'8" x 10'10" max (4.19 x 3.32 max)

uPVC double-glazed window to the rear elevation.

### BEDROOM THREE 7'11" x 6'4" max (2.42 x 1.94 max)

uPVC double-glazed window to the front elevation.

### BATHROOM 8'11" x 7'4" (2.74 x 2.25)

Fitted with a matching suite comprising panelled bath with mixer shower attachment, separate shower cubicle, surface-mounted wash handbasin with white high-gloss storage cupboards below and close-coupled wc with concealed cistern. Wall-mounted mirror with down-lighting. Partly-tiled walls. Access hatch to partially-boarded roof void with power and lighting. Grey wood-effect flooring. 2 obscured uPVC double-glazed windows to the side elevation. Extractor fan.

### OUTSIDE

The property is approached via a concrete driveway with an additional gravelled hardstand to the front and an electric charging point. Grey slate feature steps lead up the front door. Double wooden gates open to a path which runs alongside the property and provides access to an adjoining shed with power sockets which houses the Worcester combi-boiler. The large rear garden has been beautifully landscaped by the current owners, offering a section of lawn for children to play on and a great-sized patio area - perfect for entertaining. There are 2 composite sheds included in the sale.

### AGENT'S NOTE

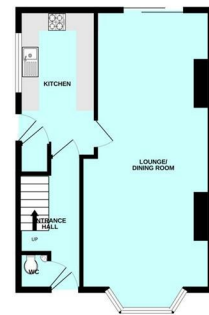
Plymouth City Council  
Council Tax Band: C

## Area Map

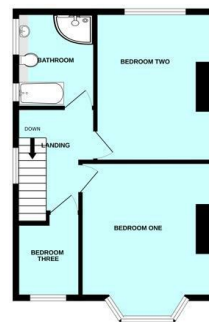


## Floor Plans

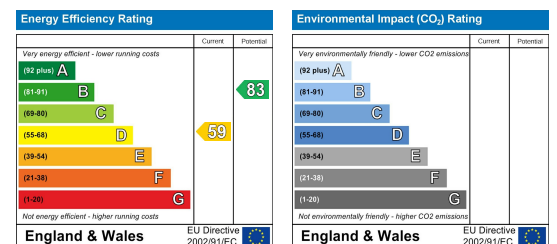
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.