



26 Furzeacre Close

Plympton, Plymouth, PL7 5DZ

Offers Over £450,000



Fabulous detached family home, tucked away in a cul-de-sac, with off-road parking for 3 cars. The accommodation comprises an entrance hall, cloakroom, lounge, dining room, conservatory, utility/study, a new 'Kettle' kitchen (fitted March 2024), 4 bedrooms & shower room. Sitting on a corner plot, there is a sizeable, level rear garden, backing on to the popular Newnham Meadows Park, providing a safe space for children to play & perfect for entertaining. No chain. Planning permission was previously granted for a large wrap-around extension which offered scope as development potential. This is being renewed. Application Reference: 20/02027/FUL



FURZEACRE CLOSE, PLYMPTON, PLYMOUTH PL7 5DZ

ACCOMMODATION

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

ENTRANCE HALL 18'3" x 5'10" (5.57 x 1.78)

Staircase rising to the first floor landing with fitted storage cupboard beneath. Wood-effect laminate flooring. Doors leading into the lounge, kitchen, cloakroom and utility/study. Wall-mounted upright radiator.

CLOAKROOM 8'2" x 2'11" (2.5 x 0.9)

Fitted with a matching suite comprising close-coupled wc with hidden cistern and vanity-style wash handbasin with white high-gloss storage cupboards below. Wall-mounted heated towel rail. Tiled floor. Tiled walls. Obscured uPVC double glazed window to side.

LOUNGE 14'7" x 11'3" (4.47 x 3.44)

Feature fireplace with inset glass-fronted 'Living Flame' gas fire, stone hearth, mantel and surround. Wood-effect laminate flooring. Curved uPVC double-glazed bay window to the front. Double wooden doors, with glazed panels, opening into the dining room.

DINING ROOM 11'2" x 7'8" (3.42 x 2.36)

Ample space for a dining table. Aluminium double-glazed sliding patio door opening into the conservatory.

CONSERVATORY 13'4" x 11'11" (4.08 x 3.65)

Constructed beneath a polycarbonate roof with uPVC double glazed windows to the side and rear and a uPVC double-glazed door opening to the garden. Plumbed with a radiator making it a year-round room. Tiled floor.

KITCHEN 14'7" x 7'8" (4.47 x 2.36)

New 'Kettle' kitchen, fitted in March 2024, and comprising matching handleless base and wall-mounted units incorporating square-edged work surfaces with matching upstands, inset AEG 4-ring gas hob and filter hood. Integrated AEG twin oven. Integrated dishwasher. Space for an American fridge freezer. Tiled floor. Door opening into the dining room. uPVC double glazed window to the rear. uPVC double-glazed door to side opening to the rear garden.

UTILITY/STUDY 15'10" x 7'9" (4.85 x 2.37)

Fitted with matching base and wall-mounted units incorporating square-edged work surfaces with inset circular sink unit and mixer tap. Spaces for washing machine and tumble dryer. Wood-effect laminate flooring. Curved uPVC double-glazed window to the front. Ceiling spotlighting.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation.

BEDROOM ONE 11'5" x 10'9" (3.48 x 3.28)

Range of fitted wardrobes to one wall with mirrored sliding doors. uPVC double-glazed window to the rear overlooking the garden.

BEDROOM TWO 11'8" x 14'7" (3.56 x 4.47)

uPVC double-glazed window to the front.

BEDROOM THREE 12'5" x 7'5" (3.81 x 2.28)

uPVC double-glazed window to the rear.

BEDROOM FOUR 11'1" x 7'1" (3.4 x 2.17)

uPVC double-glazed window to the front. Storage cupboard.

SHOWER ROOM 8'1" x 7'6" (2.48 x 2.31)

Fitted with a matching suite comprising walk-in shower with wet room flooring and drain, pedestal wash hand basin and close-coupled wc. Shelved storage cupboard. Obscured uPVC double-glazed window to the side.

OUTSIDE

The property is approached via a brick-paved driveway providing off-road parking for up to 3 vehicles. A wooden gate gives access to the side and rear. The south-facing rear garden is a wonderful size and includes a paved patio and summer house, with a decked seating area to the front - both perfect for entertaining - and a large lawned area, providing a safe area for children to play.

AGENT'S NOTE

Plymouth City Council
Council Tax Band: D

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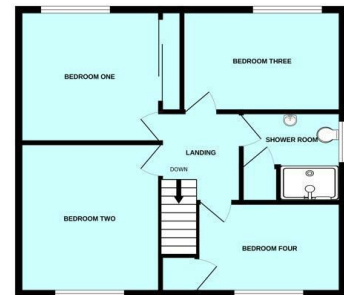
Area Map



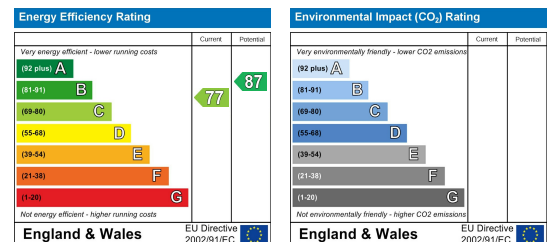
Floor Plans



1ST FLOOR



Energy Efficiency Graph



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