



## 1 Copse Road

Plympton, Plymouth, PL7 1PZ

Offers In The Region Of £450,000



Beautifully-presented, extended semi-detached house, entrance porch & hall, kitchen/diner, 2 lounges - both with wood-burners, & snug/dining area, downstairs wc, 4 bedrooms, 2 walk-in wardrobe rooms, master ensuite & family bathroom. Ample parking on private driveway. Low-maintenance rear garden including astroturf & patio areas. uPVC double-glazing & gas central heating. Zoned under-floor heating.



**COPSE ROAD, PLYMPTON, PLYMOUTH PL7 1PZ**

**ACCOMMODATION**

Composite front door, with inset double-glazing, opening into the entrance porch.

**ENTRANCE PORCH 6'1" x 4'9" (1.86 x 1.47)**

Square archway leading into the entrance hall.

**ENTRANCE HALL 11'6" x 5'10" (3.53 x 1.80)**

Door opening to the snug/dining area. Stairs ascending to the first floor landing with storage area beneath.

**SNUG/DINING AREA 11'1" x 10'5" (3.40 x 3.18)**

uPVC double-glazed window to the rear elevation. Under-stairs storage cupboard. Under-floor heating. Door opening to the lounge. Open plan access into the kitchen/diner.

**LOUNGE 23'2" x 15'3" narr to 10'9" (7.08 x 4.67 narr to 3.28)**

Wood-burner set onto a slate hearth. uPVC double-glazed windows with fitted Venetian blinds to the front elevation. uPVC double-glazed sliding patio door opening to the rear garden.

**KITCHEN/DINER 23'0" x 15'1" (7.02 x 4.62)**

Beautifully fitted with a contemporary range of base and wall-mounted units incorporating a mix of Corian and square-edged wood work surfaces with inset one-&-a-half bowl stainless-steel sink unit and mixer tap. Dual aspect with uPVC double-glazed windows with fitted Venetian blinds to the front & rear elevations. Space for range-style cooker. Space and plumbing for dishwasher. Island with breakfast bar and an additional breakfast bar with storage. Fully-tiled floor with zoned under-floor heating.

**INTERNAL HALLWAY 15'2" x 3'4" opening to 7'10" (4.63 x 1.03 opening to 2.40)**

Zoned under-floor heating. uPVC double-glazed door to the side opening to the garden. Door opening to the downstairs wc and the integral garage. Open plan access into the second lounge.

**DOWNSTAIRS WC 6'10" x 4'0" (2.10 x 1.24)**

Featuring a black high-gloss counter top basin with mixer tap, set onto a matching surface, with cream high-gloss storage units below and a close-coupled wc. Fully-tiled floor.

**SECOND LOUNGE 19'8" x 14'7" (6.00 x 4.45)**

A spacious room featuring a contemporary wood-burner with log storage beneath. uPVC double-glazed window with fitted roller blind to the side elevation and uPVC double-glazed sliding patio doors, with fitted vertical blinds, opening onto the rear garden.

**INTEGRAL GARAGE 15'3" x 11'9" (4.67 x 3.60)**

Electric up-&-over door. Space for an American-style fridge/freezer. Space and plumbing for washing machine. Space for tumble dryer. Range of fitted base and wall-mounted units. Square-edged laminate work surface with inset stainless-steel sink and mixer tap over.

**LANDING 11'10" x 10'1" max (3.61 x 3.09 max)**

Doors providing access to the first floor accommodation. Storage cupboard. Drop-down access hatch to partially-boarded loft space with power and lighting.

**BEDROOM ONE 16'10" x 15'2" (5.14 x 4.64)**

Dual aspect with uPVC double-glazed windows to the front and side elevations. Door opening to the ensuite. Door opening to the walk-in wardrobe.

**WALK-IN WARDROBE 7'5" x 5'8" (2.28 x 1.75)**

Fitted with hanging rails to both sides. uPVC double-glazed window to the rear elevation.

**ENSUITE 7'4" x 5'8" (2.24 x 1.75)**

Fitted with a matching suite comprising corner shower unit with waterfall attachment, wash handbasin with mixer tap and inset storage drawers and close-coupled wc. Obscured uPVC double-glazed window to the rear elevation.

**BEDROOM TWO 12'7" x 11'4" (3.85 x 3.47)**

uPVC double-glazed window to the rear elevation. Door opening into the second walk-in wardrobe.

**WALK-IN WARDROBE 5'1" x 3'6" (1.55 x 1.07)**

Fitted with hanging rails to both sides.

**BEDROOM THREE 11'4" x 10'9" (3.47 x 3.28)**

uPVC double-glazed window to the front elevation.

**BEDROOM FOUR 10'6" x 8'0" max (3.21 x 2.46 max)**

uPVC double-glazed window to the front elevation.

**BATHROOM 8'6" x 5'11" (2.61 x 1.81)**

Fitted with a matching suite comprising panelled bath with shower attachment and screen, wash handbasin with mixer tap and inset storage and close-coupled wc. Obscured uPVC double-glazed window to the rear elevation.

**OUTSIDE**

The property is approached via a driveway, providing ample parking, bordered by a mixture of stone chippings, sleepers and raised planters. To the side of the property there is a courtesy walkway leading to the rear garden, which is tiered, with the top levels laid to astroturf with decorative pots, plants and shrubs and a small, slabbed patio area adjacent to the second lounge. The lowest level is laid to stone slabs providing an ideal seating area, together with raised decking and a pergola over.

**AGENT'S NOTE**

Plymouth City Council  
Council Tax Band: D

**Area Map**

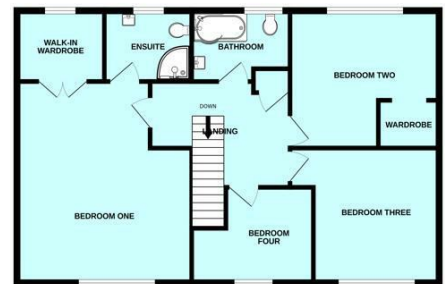


**Floor Plans**

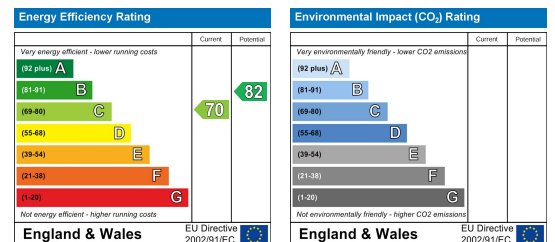
GROUND FLOOR



1ST FLOOR



**Energy Efficiency Graph**



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