



## 23 Almond Drive

Plympton, Plymouth, PL7 2WY

£425,000



Beautiful detached family home tucked away in a sought-after road in Chaddlewood, with a south-facing garden. The accommodation comprises a vestibule, cloakroom, entrance hall, lounge, open plan kitchen/diner, utility, 4 bedrooms, master ensuite, family bathroom & garage/store room. Off-road parking for 2 vehicles. Lovely rear garden to the rear - perfect for entertaining.





**ALMOND DRIVE, PLYMPTON, PLYMOUTH PL7 2WY**

**ACCOMMODATION**

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

**ENTRANCE VESTIBULE 5'4" x 4'2" (1.63 x 1.28)**

Tiled-effect laminate wood flooring. Door opening into the cloakroom. Open plan access into the entrance hall.

**CLOAKROOM 5'4" x 3'7" (1.63 x 1.1)**

Fitted with a matching suite comprising close-coupled wc and vanity-style wash handbasin with a tiled splash-back and storage cupboards below. Tiled-effect flooring. Obscured uPVC double-glazed window to the front.

**ENTRANCE HALL 13'1" x 6'2" (4 x 1.88)**

Staircase rising to the first floor landing with under-stairs storage cupboard. Doors leading to the lounge, kitchen and utility.

**LOUNGE 16'0" x 12'0" (4.9 x 3.66)**

Chimney breast with inset gas fire with space for tv above and shelving to both recesses. Sliding uPVC double-glazed door opening to the rear garden. Doorway into the dining room.

**KITCHEN 13'1" x 12'7" (3.99 x 3.86)**

Fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate work surfaces with inset one-&-a-half bowl sink unit, mixer tap, tiled splash-backs and 4-ring Neff hob. Integrated oven, fridge and dishwasher. uPVC double-glazed window to the front. Continuation of the tiled-effect laminate wood flooring. Square arch opening into the dining room.

**DINING ROOM 11'11" x 10'0" (3.65 x 3.05)**

Continuation of the tiled-effect laminate wood flooring. uPVC double-glazed door, with window to one side, opening to the side. Ample space for a dining table. French doors opening to the rear garden.

**UTILITY 10'8" x 8'3" (3.27 x 2.52)**

Fitted with a range of matching base and wall-mounted units incorporating roll-edge laminate work surface with inset stainless-steel sink unit and tiled splash-backs. Spaces for a tumble dryer, washing machine, fridge and freezer. Wall-mounted boiler concealed within a unit. uPVC double-glazed window to the side. Laminate wood flooring. Door opening into the garage/store.

**FIRST FLOOR LANDING**

Doors providing access to the first floor accommodation. Shelves airing cupboard housing the hot water cylinder. Access hatch to roof void.

**BEDROOM ONE 14'1" narr to 11'3" x 13'4" narr to 7'0" (4.3 narr to 3.43 x 4.07 narr to 2.14)**

Range of fitted wardrobes with shelving and hanging rail. uPVC double-glazed window to the front with distant countryside views. Door opening into the ensuite.

**ENSUITE 6'0" x 5'11" (1.84 x 1.81)**

Fitted with a matching suite comprising shower cubicle with Mira electric shower, and vanity-style wash handbasin with storage cupboards below and close-coupled wc. Partly-tiled walls. Obscured uPVC double-glazed window to the front. Chrome heated towel rail. Wood-effect laminate flooring.

**BEDROOM TWO 11'11" x 10'9" (3.65 x 3.29)**

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

**BEDROOM THREE 9'10" x 8'4" + recess (3.01 x 2.55 + recess)**

uPVC double-glazed window to the rear overlooking the garden. Recessed area, perfect for a wardrobe.

**BEDROOM FOUR 9'10" x 8'4" + recess (3.01 x 2.56 + recess)**

uPVC double-glazed window to the front with distant countryside views. Fitted storage unit. Recess, currently fitted with a vanity sink with tiled splash-backs and storage cupboards below.

**BATHROOM 8'4" x 5'1" (2.55 x 1.56)**

Fitted with an attractive white suite comprising panel bath with an electric Mira shower over, vanity-style wash handbasin with storage cupboards below and close-coupled wc. Partly-tiled walls. Chrome heated towel rail. Obscured uPVC double-glazed window to the rear.

**OUTSIDE**

The property is approached via a tarmac drive providing off-road parking for 2 vehicles. There is a section of garden to the front with a paved path running along the side of the property opening to the rear. To the rear there is an enclosed south-facing garden which has been landscaped, with a paved patio seating area and the main area of garden laid to lawn. There is a further paved patio towards the rear boundary with a summer house and garden shed which are included in the sale. Wooden courtesy gate providing access to the front garden.

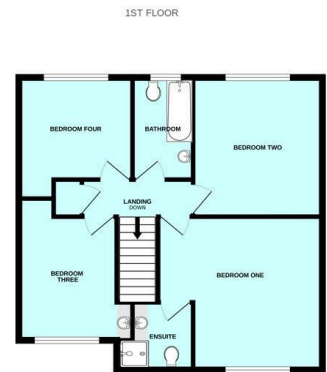
**AGENT'S NOTE**

Plymouth City Council  
Council Tax Band: E

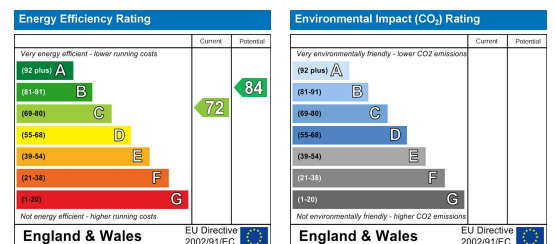
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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