



## 40 Meadowfield Place

Plympton, Plymouth, PL7 1XQ

Offers Over £260,000



Beautifully extended semi-detached family home tucked away in a cul-de-sac location with accommodation comprising an entrance vestibule, lounge, large open plan kitchen/diner, cloakroom, study/games room, 2 double bedrooms & bathroom. There is off-road parking for 3 vehicles & a low-maintenance enclosed rear garden.





## MEADOWFIELD PLACE, PLYMPTON PL7 1XQ

### ACCOMMODATION

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

### ENTRANCE VESTIBULE 4'5" x 4'4" (1.37 x 1.34)

Obscured uPVC double-glazed window to the front. Wooden door with glazed panels opening into the lounge.

### LOUNGE 17'3" x 12'9" (5.28 x 3.89)

A light, airy dual aspect room with uPVC double-glazed windows to the front and side. Staircase rising to the first floor landing. 2 contemporary wall-mounted upright radiators. Wooden door with glazed panels opening into the kitchen/diner.

### KITCHEN/DINER 19'5" x 12'9" (5.92 x 3.90)

A stunning open plan room fitted with an attractive range of matching base and wall-mounted units incorporating roll-edged marble work surfaces with inset 5-ring induction hob and extractor hood over and sink unit with mixer tap. Fitted glass splash-backs. Integrated double oven including a microwave, washing machine, dishwasher. Central island with base units below and marble work surface over. Space for an American fridge freezer. Ceiling spotlighting. Ample space for a dining table. uPVC double-glazed window to the side. Grey wood-effect tiled floor. Doors leading to the cloakroom and study/games room. uPVC door opening into the rear porch.

### CLOAKROOM 3'10" x 2'10" (1.18 x 0.87)

Fitted with a matching suite comprising close-coupled wc and wall-mounted wash handbasin. Tiled walls and floor. Ceiling spotlighting. Extractor fan.

### STUDY/GAMES ROOM 12'1" x 10'0" (3.7 x 3.07)

Ceiling spotlighting. uPVC double-glazed window to the rear.

### REAR PORCH 7'10" x 4'3" (2.39 x 1.3)

Obscured uPVC double-glazed windows to the front, side and rear. uPVC obscured double-glazed window opening to the rear garden.

### FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Hatch with pull-down ladder to partially-boarded roof space with light.

### BEDROOM ONE 11'3" x 9'8" + door access (3.45 x 2.97 + door access)

Range of fitted wardrobes. uPVC double-glazed window to the front.

### BEDROOM TWO 13'0" x 8'11" (3.98 x 2.74)

uPVC double-glazed window to the rear.

### BATHROOM 8'0" x 4'8" (2.44 x 1.43)

Matching suite comprising panelled bath with fitted shower over, vanity wash handbasin with white high-gloss storage cupboards below and close-coupled wc. Tiled walls and floor. Heated towel rail. Boiler cupboard housing the Vaillant boiler. Obscured uPVC double-glazed window to the side.

### OUTSIDE

The property is approached via a driveway and an adjoining hardstand providing off-road parking for up to 3 vehicles, bordered by a small area of stone chippings. A wooden gate gives access to the enclosed rear garden which is laid to terraces of stone chippings for ease of maintenance together with a further decked seating area.

### AGENT'S NOTE

Plymouth City Council  
Council Tax Band: C

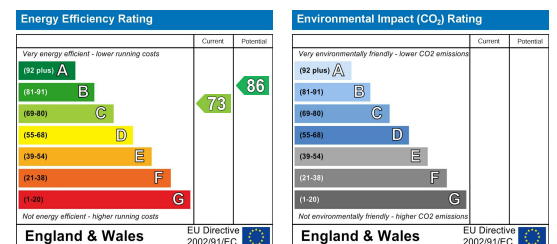
## Area Map



## Floor Plans



## Energy Efficiency Graph



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