



23 Spindle Crescent

Plympton, Plymouth, PL7 2JG

Offers In Excess Of £350,000



Stunning, modern semi-detached townhouse located in the popular Redwood area of Plympton with a driveway providing parking for up to 3 vehicles. The accommodation comprises an entrance hall & downstairs cloakroom, an open plan lounge/diner, kitchen & 4 bedrooms including a master suite with lounge & dressing areas & an ensuite together with a family bathroom. To the rear there is a landscaped south-facing rear garden perfect for entertaining.



SPINDLE CRESCENT, PLYMPTON PL7 2JG

ACCOMMODATION

Composite front door, with obscured double-glazed panels, opening into the entrance hall.

ENTRANCE HALL 9'7" x 6'9" (2.94 x 2.06)

Grey wood-effect Amtico flooring. Staircase rising to the first floor landing. Doors leading off to the cloakroom, kitchen and lounge/diner.

CLOAKROOM 5'7" x 2'9" (1.71 x 0.85)

Fitted with a matching suite comprising close-coupled wc and pedestal wash handbasin with a tiled splash-back. Grey wood-effect Amtico flooring. Obscured uPVC double-glazed window to the front.

KITCHEN 15'4" x 8'0" into bay (4.68 x 2.44 into bay)

Fitted with a range of matching white high-gloss base and wall-mounted units incorporating roll-edged laminate work surfaces with matching upstands and inset one-&-a-half bowl stainless-steel sink unit, mixer tap and 4-ring gas hob with an extractor hood over. Integrated oven. Spaces for upright fridge/freezer, dishwasher and washing machine. uPVC double-glazed bay window to the front. Grey wood-effect Amtico flooring.

LOUNGE/DINER 18'7" x 15'1" max (5.67 x 4.61 max)

Grey wood-effect Amtico flooring. Storage cupboard. Ample space for a dining table. uPVC double-glazed box bay window to the rear with French doors opening to the rear garden.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Airing cupboard housing the pressurised water tank. Staircase rising to the second floor landing.

BEDROOM TWO 14'4" x 8'3" (4.39 x 2.54)

Recess for a wardrobe and chest-of-drawers. uPVC double-glazed window to the rear overlooking the garden.

BEDROOM THREE 10'6" x 8'3" (3.21 x 2.52)

Range of fitted wardrobes with hanging rail and shelving. uPVC double-glazed window to front.

STUDY/BEDROOM FOUR 9'1" x 6'5" (2.78 x 1.97)

Currently being used as a study. uPVC double-glazed window to the rear overlooking the garden.

BATHROOM 6'11" x 6'5" (2.13 x 1.96)

Fitted with a matching suite comprising panelled bath with shower over, pedestal wash handbasin and close-coupled wc. Partly-tiled walls. Obscured uPVC double-glazed window to the front. Grey wood-effect Amtico-effect flooring. Extractor fan.

SECOND FLOOR LANDING

Door opening into the master suite. Cupboard housing the Ideal Logic boiler.

MASTER BEDROOM 7'3" x 11'5" max (2.23 x 3.48 max)

A lovely open plan suite with a seating area, vanity section and walk-in wardrobe with hanging rails and open shelving. 2 Velux roof windows to the rear. Door opening into the ensuite.

ENSUITE 8'3" x 6'3" (2.52 x 1.91)

Fitted with a matching suite comprising shower cubicle, vanity wash hand basin white high-gloss storage units below and close-coupled wc. Obscured uPVC double-glazed window to the front. Extractor fan.

OUTSIDE

The property is approached via shared section of brick paving tucked away off the main Redwood development. There is off-road parking for 3 vehicles on the brick-paved drive with a small area of shrubs to the fore of the property. The rear garden has been beautifully landscaped, taking advantage of its south-facing aspect, with a large area of artificial grass - ideal for children to play on - and a lovely seating area on the composite decking - perfect for entertaining.

AGENT'S NOTE

Plymouth City Council
Council Tax Band: D

Service Charge (grounds maintenance): £241.36 per annum

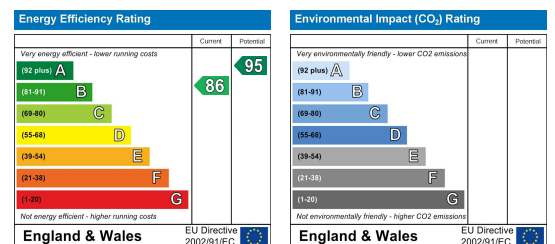
Area Map



Floor Plans



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.