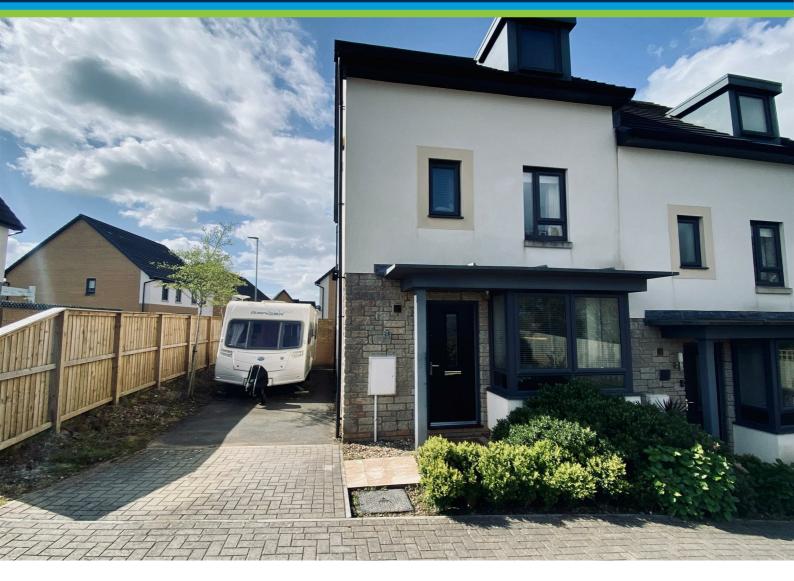
# Julian Marks | PEOPLE, PASSION AND SERVICE



# 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

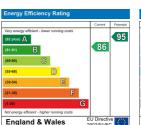
## **Area Map**

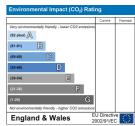


## Floor Plans



# **Energy Efficiency Graph**





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