



36 Cundy Close

Plympton, Plymouth, PL7 4QH

£575,000



Executive-style detached house with a double garage & wrap-around gardens. Well-presented throughout, the accommodation briefly comprises an entrance hall & downstairs wc, kitchen/diner & lounge with doors opening to the rear garden, separate dining room & study. On the first floor there are 4 bedrooms, with a master ensuite shower room & family bathroom. Double-glazing & gas central heating. Off-road parking for 2 cars.



CUNDY CLOSE, PLYMPTON, PLYMOUTH PL7 4QH

ACCOMMODATION

uPVC door, with inset obscured double-glazed glass panel, opening into the entrance hall.

ENTRANCE HALL

Stairs ascending to the first floor landing. Under-stairs storage cupboard. Built-in storage cupboard housing a wall-mounted consumer unit. Doors opening into the lounge and office/study and downstairs wc. Double doors opening into the dining room.

LOUNGE 17'7" x 11'0" (5.371 x 3.375)

Dual aspect with uPVC double-glazed window to the front elevation and uPVC double-glazed French doors opening to the rear garden.

OFFICE/STUDY 10'4" x 7'5" (3.172 x 2.283)

uPVC double-glazed window to the front elevation.

DINING ROOM 10'7" x 9'9" (3.234 x 2.984)

uPVC double-glazed window to the side elevation with views over the woods.

DOWNSTAIRS WC 6'0" x 2'9" (1.829 x 0.853)

Close-coupled wc and corner pedestal wash handbasin. Wall-mounted radiator. Obscured uPVC double-glazed window to the side elevation. Extractor fan.

KITCHEN/DINER 16'3" x 13'6" (4.965 x 4.123)

Fitted with a matching range of base and wall-mounted units incorporating square-edged laminate work surfaces over with a stainless-steel one-&-a-half bowl sink unit and tiled splash-backs. Integrated AEG oven with a 4-ring gas hob and cooker hood over. Space and plumbing for a washing machine and dishwasher. Space for a free-standing fridge/freezer. Ideal Logic combi boiler. 2 sets of uPVC double-glazed windows to the side and rear elevation, with views over the garden. uPVC double-glazed door, with inset glass panel, opening to the rear garden.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Airing cupboard. uPVC double-glazed window to the side elevation. Access hatch with pull-down ladder to partially-boarded, insulated loft void.

FAMILY BATHROOM 8'10" x 6'6" (2.694 x 1.997)

Tiled to the principal areas and fitted with a matching suite comprising a panel bath with mains-fed shower over and glass shower screen, pedestal wash handbasin and close-coupled wc. Chrome heated towel rail. Extractor fan. Obscured uPVC double-glazed window to the side elevation.

BEDROOM ONE 17'6" x 11'0" (5.354 x 3.369)

A dual aspect room with uPVC double-glazed windows to the front and side elevation. Door opening into the ensuite shower room.

ENSUITE SHOWER ROOM 8'3" x 5'7" (2.540 x 1.711)

A good-sized room fitted with a matching suite comprising a double shower unit with mains-fed shower, pedestal wash handbasin with tiled splash-back and close-coupled wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the front elevation.

BEDROOM TWO 13'6" x 9'4" (4.122 x 2.869)

Dual aspect with uPVC double-glazed windows to the side, overlooking the woods and to the rear, overlooking the garden.

BEDROOM THREE 9'7" x 10'5" (2.928 x 3.180)

uPVC double-glazed window to the front elevation.

BEDROOM FOUR 10'5" x 7'7" (3.180 x 2.324)

uPVC double-glazed window to the side elevation with views to the woods.

DETACHED DOUBLE GARAGE 19'8" x 19'5" (6.012 x 5.938)

Up-&-over doors to the front. Power and lighting. Courtesy door to the rear opening to the garden.

OUTSIDE

To the front the property is initially approached via a shared driveway, leading to a private driveway providing parking for 2 vehicles in front of the detached double garage. Pedestrian access is via a path bordered with areas of lawn, mature plants and shrubs with a gate to the side opening to the rear garden. To the rear the garden is fully enclosed by feather-board fencing. Stone-chipped area. Patio area. Perfect entertaining space. Remainder laid to lawn with mature plant and shrub borders. Pathway from the garden leading to the side garden which is laid to lawn with views into the woodlands. Rear courtesy door into the garage. Wrap-around gardens. Outside water taps.

AGENT'S NOTE

Plymouth City Council
Council Tax Band: E

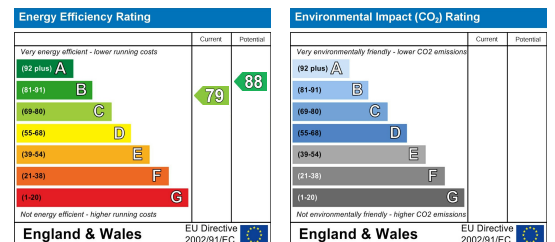
Area Map



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.