



263 Westfield

Plympton, Plymouth, PL7 2EW

Offers Over £300,000



Detached family home, close to local amenities & the local primary school. The accommodation is beautifully-presented throughout & comprises a recently-fitted kitchen/dining room with doors opening to the enclosed rear garden, a spacious lounge & downstairs wc with 3 bedrooms & a recently-fitted, modern bathroom.



WESTFIELD, PLYMPTON, PLYMOUTH PL7 2EW

ACCOMMODATION

Composite front door opening into the entrance hall.

ENTRANCE HALL 15'0" x 5'10" (4.59 x 1.80)

Doors providing access to the ground floor accommodation. Stairs ascending to the first floor landing with storage cupboard beneath. Marble-effect high-gloss polished stone floor.

LOUNGE 14'6" x 11'6" (4.42 x 3.52)

Partially wood-panelled wall. Anthracite grey contemporary wall-mounted radiator. uPVC double-glazed window to the rear elevation.

KITCHEN/DINER 15'11" x 11'10" (4.87 x 3.62)

Fitted with a range of matching base and wall-mounted units incorporating composite square-edged work surface with inset Bosch induction hob and central peninsula with pop-up USB/plug bank inset sink and instant hot water tap. Integrated dishwasher and fridge/freezer. Bosch oven and microwave. uPVC double-glazed bi-folding doors opening to the rear garden. Continuation of the marble-effect high-gloss polished stone floor. Partially wood-panelled wall. Anthracite grey contemporary wall-mounted radiator. Wooden door, with inset glass panel, into the rear porch.

REAR PORCH 6'11" x 3'6" (2.11 x 1.09)

Marble-effect high-gloss polished stone floor. Composite door opening to the garden. uPVC double-glazed window to the rear elevation. Wooden door opening to the integral garage.

DOWNSTAIRS WC 4'6" x 2'6" (1.39 x 0.78)

Matching suite comprising wc with concealed cistern and vanity-style wash handbasin with mixer tap and cupboard beneath. Wall-mounted upright contemporary black heated towel rail. Obscured uPVC double-glazed window to the front elevation.

FIRST FLOOR LANDING 7'9" x 5'10" (2.37 x 1.79)

Doors providing access to the first floor accommodation. Access hatch to boarded, insulated loft with power and lighting. Airing cupboard.

BEDROOM ONE 11'10" x 11'1" (3.61 x 3.39)

Built-in double wardrobe. uPVC double-glazed doors opening to a Juliette balcony.

BEDROOM TWO 12'4" x 9'7" (3.77 x 2.93)

Built-in storage. uPVC double-glazed window to the front elevation.

BEDROOM THREE 9'4" x 8'0" (2.87 x 2.45)

Over-stairs built-in shelving and hanging storage area. uPVC double-glazed window to the front elevation.

BATHROOM 8'7" x 6'3" (2.63 x 1.93)

Fitted with a matching suite comprising walk-in shower with monsoon head and glass shower screen, free-standing bath with mixer tap, floating wash handbasin with mixer tap and wc with a concealed cistern. Fully-tiled walls and floor in high-gloss marble-effect. Obscured uPVC double-glazed window to the rear elevation. Wall-mounted upright contemporary black heated towel rail.

GARAGE 19'9" x 8'5" (6.04 x 2.57)

Up-&-over door. uPVC double-glazed courtesy door to the rear. To the rear of the garage there are spaces and plumbing for washing machine, tumble dryer and American-style fridge/freezer. Wall-mounted boiler. Power and lighting.

OUTSIDE

The property is approached via a slabbed walkway bordered by areas laid to lawn and feather-edged fencing. To the rear the garden is enclosed by feather-edged fencing with a raised area of composite decking and an area of astroturf. Side access gate leading onto the driveway.

AGENTS NOTE

Plymouth City Council
Council Tax Band: C

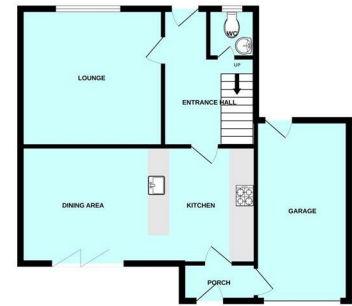
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Area Map

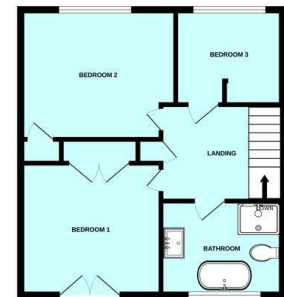


Floor Plans

GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph

