



52 Amados Drive

Plympton, Plymouth, PL7 1TT

£350,000



Semi-detached family home situated in the Merafield area of Plympton with accommodation briefly comprising an entrance porch & hall, lounge, dining room, kitchen, conservatory & downstairs shower room. Upstairs there are 5 bedrooms & the family bathroom. Integral garage. Driveway providing parking for a vehicle. Low-maintenance front garden & sunny rear garden.



AMADOS DRIVE, PLYMPTON, PLYMOUTH PL7 1TT

ACCOMMODATION

uPVC double-glazed front door opening into the entrance porch.

ENTRANCE PORCH 5'4" x 4'0" (1.63 x 1.22)

Wooden door with inset patterned glass panelling opening into the entrance hall. uPVC double-glazed windows to the front and side elevations.

ENTRANCE HALL 8'1" x 2'11" (2.47 x 0.91)

Doors providing access to the lounge and the downstairs shower room. Stairs ascending to the first floor landing.

LOUNGE 12'6" x 11'7" (3.83 x 3.55)

Door with inset glass panelling leading into the dining room. uPVC double-glazed windows to the front elevation.

DINING ROOM 15'1" x 8'10" (4.61 x 2.71)

Built-in storage units. Door leading to the kitchen. uPVC double-glazed window to the rear elevation. Double wooden doors, with inset glass panelling, opening into the conservatory.

KITCHEN 11'10" x 11'3" (3.62 x 3.43)

Fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate worktop with inset 5-ring gas hob and stainless-steel extractor over, stainless-steel sink and mixer tap. Integral grill and oven. Integrated dishwasher. Spaces for washing machine, tumble dryer and fridge/freezer. Door leading to the integral garage. uPVC double-glazed door opening to the decking area of the garden. uPVC double-glazed windows to the rear elevation.

DOWNSTAIRS SHOWER ROOM 7'11" x 2'9" (2.43 x 0.85)

Corner electric shower unit, close-coupled wc and floating wash handbasin. Extractor fan. Obscured uPVC double-glazed window to the front elevation.

CONSERVATORY 10'7" x 8'8" (3.24 x 2.666)

Constructed beneath a polycarbonate roof with uPVC double-glazed windows to the side and rear elevations. Power and lighting. uPVC double-glazed patio doors opening to the decking area.

LANDING 10'1" x 7'0" (3.08 x 2.15)

Doors providing access to the first floor accommodation. Drop-down loft access hatch. Up-&-over loft access hatch.

BEDROOM ONE 13'1" x 11'3" (3.99 x 3.44)

uPVC double-glazed window to the front elevation.

BEDROOM TWO 12'8" x 11'2" (3.87 x 3.41)

uPVC double-glazed window to the rear elevation with views out over Plympton.

BEDROOM THREE 11'5" x 9'4" (3.50 x 2.86)

Fitted wardrobes with sliding doors. uPVC double-glazed window to the front elevation.

BEDROOM FOUR 9'11" x 8'8" (3.04 x 2.65)

uPVC double-glazed window to the rear elevation.

BEDROOM FIVE 8'3" x 5'4" (2.52 x 1.65)

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

SHOWER ROOM 6'0" x 5'1" (1.85 x 1.56)

Fitted with an electric corner shower unit, floating wash handbasin with mixer tap and close-coupled wc. Extractor fan. Obscured uPVC double-glazed window to the rear elevation.

INTEGRAL GARAGE 16'2" x 11'4" max (4.93 x 3.46 max)

Up-&-over garage door. Power and lighting.

OUTSIDE

The property is approached via a brick-paved driveway providing off-road parking for 1 vehicle bordered by an area of slate chippings and mature trees. To the rear there is a raised decking area adjacent to the property with stairs descending to a small patio and an area laid to lawn. At the end of the garden there is a second patio area, ideal for entertaining, alongside an area of slate chippings with a wooden shed.

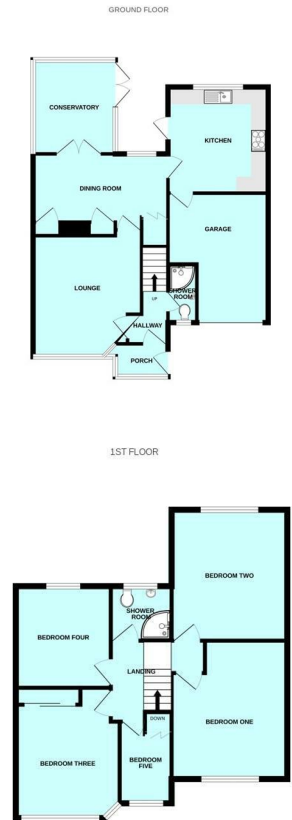
AGENT'S NOTE

Plymouth City Council
Council Tax Band: C

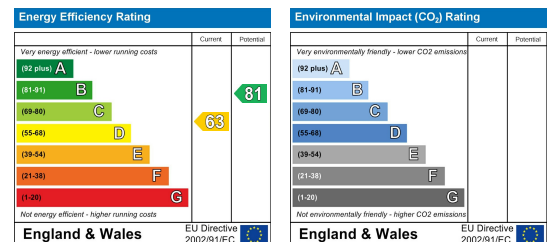
Area Map



Floor Plans



Energy Efficiency Graph



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