



53 St. Maurice View

Plympton, Plymouth, PL7 1FQ

£500,000



Beautifully-presented detached family home, located in a popular area of Plympton, with accommodation briefly comprising an entrance hall, lounge & separate dining room, kitchen/diner, utility, conservatory & downstairs wc. On the first floor there are 4 double bedrooms, master ensuite & a family bathroom. To the front there is a garage together with a driveway providing off-street parking. There are well-maintained gardens to both the front & rear.



ST MAURICE VIEW, PLYMPTON, PLYMOUTH PL7 1FQ

ACCOMMODATION

Composite door with inset patterned glass panels, opening to the entrance hall.

ENTRANCE HALL 14'4" x 6'10" (4.38 x 2.09)

Doors leading to the lounge, kitchen and downstairs wc. Stairs ascending to the first floor landing with storage beneath.

LOUNGE 15'5" x 11'8" not inc bay (4.71 x 3.58 not inc bay)

Wood-burner set onto a stone hearth, surround and mantel. Wooden doors with inset glass panelling opening to the dining room. uPVC double-glazed bay window to the front elevation.

DINING ROOM 10'7" x 9'7" (3.24 x 2.94)

French doors opening into the conservatory. Door opening into the kitchen.

KITCHEN/DINER 16'7" x 11'8" (5.06 x 3.56)

Fitted with a range of matching base and wall-mounted units incorporating roll-edged Corian worktops with inset Neff induction hob and Neff extractor over. One-&-a-half sink with mixer tap. Integrated Bosch dishwasher. Integrated Neff oven and combi-microwave grill. Integrated Miele fridge. uPVC double-glazed French doors opening to the garden. uPVC double-glazed window to the rear elevation. Open plan access into the utility space.

UTILITY 8'10" x 5'3" (2.71 x 1.61)

Matching base and wall-mounted units incorporating Corian worktops with stainless-steel sink and mixer tap over. Miele washing machine. uPVC double-glazed patterned glass door opening to the side walkway.

CONSERVATORY 9'10" x 9'1" (3 x 2.79)

Constructed in part-brick beneath a UV-protected glass roof with uPVC double-glazed windows to the sides and rear elevations. uPVC double-glazed door opening to the garden.

DOWNSTAIRS CLOAKROOM 5'3" x 3'7" (1.61 x 1.11)

Close-coupled wc and wall-mounted wash handbasin with mixer tap. Obscured uPVC double-glazed window to the front elevation.

FIRST FLOOR LANDING 10'5" x 7'5" (3.19 x 2.27)

Providing access to the first floor accommodation. Up-&-over loft hatch. Storage cupboard.

BEDROOM ONE 12'8" x 11'7" (3.88 x 3.54)

Built-in double wardrobe with sliding door. uPVC double-glazed window to the front elevation. Door opening to the ensuite

ENSUITE 7'9" x 5'10" (2.37 x 1.78)

Fitted with a contemporary white suite comprising panelled bath with mixer tap and shower over, wash handbasin inset into storage unit with mixer tap and close-coupled wc. Obscured uPVC double-glazed window to the front elevation.

BEDROOM TWO 11'8" x 10'8" (3.56 x 3.27)

Storage cupboard. uPVC double-glazed window to the rear elevation.

BEDROOM THREE 15'5" x 8'5" (4.70 x 2.57)

uPVC double-glazed window to the front elevation.

BEDROOM FOUR 9'3" x 8'10" (2.84 x 2.7)

Built-in wardrobe with sliding door. uPVC double-glazed window to the rear elevation.

FAMILY BATHROOM 8'2" x 5'11" (2.51 x 1.82)

Matching white suite comprising corner shower unit with waterfall shower, panelled bath with mixer tap and shower attachment, wash handbasin with mixer tap inset into storage unit and close-coupled wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the rear elevation.

OUTSIDE

The property is approached via a brick-paved driveway providing ample off-road parking and leading to the garage, with bordering mature shrubs and bushes. Side gate giving access to the rear garden. Courtesy door into the garage. The rear garden has a lovely patio adjacent to the property with steps leading down to an area of lawn, with attractive display of decorative pots set onto stone chippings bordered by mature shrubs and bushes and a further patio area.

GARAGE 16'8" x 7'10" (5.10 x 2.39)

Up-&-over door. Power and lighting. Vaillant boiler.

AGENT'S NOTE

Plymouth City Council
Council Tax Band: E

Mains electricity & gas

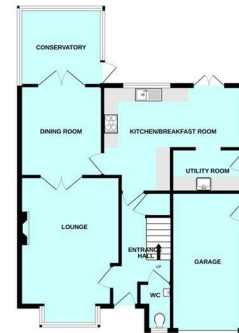
Mains water supply & sewerage

Area Map

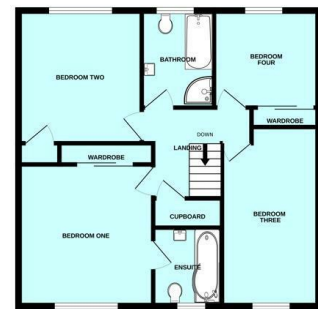


Floor Plans

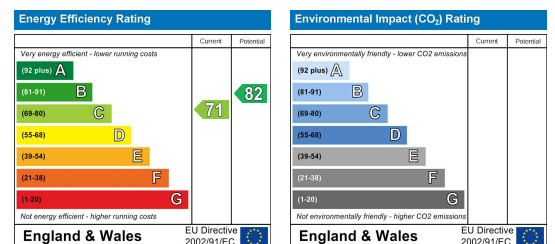
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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