



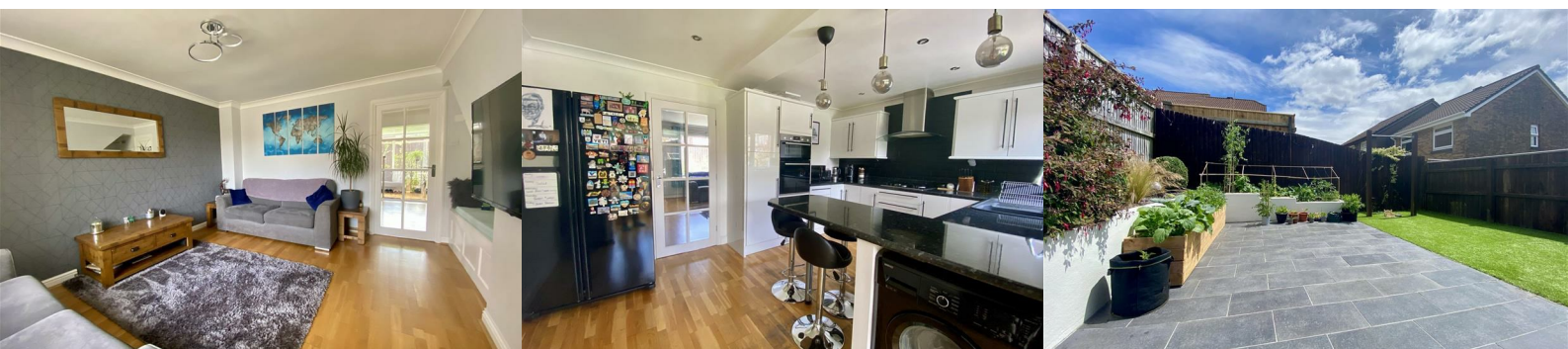
## 8 Bakers Close

Chaddlewood, Plymouth, PL7 2GH

£260,000



Well-presented semi-detached home in a quiet cul-de-sac within the Chaddlewood area of Plympton, briefly comprising an entrance hall, lounge, kitchen/diner, 3 bedrooms & family bathroom. Outside there is off-street parking to the front as well as an enclosed, sunny, wonderfully-landscaped rear garden.



## BAKERS CLOSE, PLYMPTON, PLYMOUTH PL7 2GH

### ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance hall.

### ENTRANCE HALL 5'6" x 3'10" (1.69 x 1.18)

Door opening to the lounge. Stairs ascending to the first floor landing.

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

Wooden door with inset glass panelling leading into the kitchen/dining area. Under-stairs storage. uPVC double-glazed window to the front elevation.

### KITCHEN/DINER 18'7" x 14'10" max (5.68 x 4.54 max)

Fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate work surface with inset 4-ring gas hob and stainless-steel extractor over. Composite one-&-a-half bowl sink unit with mixer tap. Integral oven and grill. Space for dishwasher, washing machine and American-style fridge/freezer. Archway through into the dining area. uPVC double-glazed windows to the side elevation. uPVC double-glazed door opening to the garden.

### FIRST FLOOR LANDING 8'5" x 6'7" (2.58 x 2.01)

Doors providing access to the first floor accommodation. Drop-down loft access hatch. Storage cupboard.

### BEDROOM ONE 11'8" x 8'9" (3.57 x 2.67)

Built-in wardrobes with sliding doors. Built-in storage surround. Above-stairs storage cupboard. uPVC double-glazed window to the front elevation.

### BEDROOM TWO 9'1" x 7'4" (2.78 x 2.26)

uPVC double-glazed window to the rear elevation.

### BEDROOM THREE 7'3" x 6'2" (2.21 x 1.90)

uPVC double-glazed window to the rear elevation.

### FAMILY BATHROOM 6'5" x 6'1" (1.97 x 1.87)

Fitted with a matching suite comprising panelled bath with shower attachment, vanity wash handbasin with mixer tap and storage below and close-coupled wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the side elevation. Shaving point. Extractor fan.

### OUTSIDE

The property is approached via a slabbed walkway, bordered by stone chippings, with a driveway to the side of the property. To the rear, the garden is enclosed, with a sunny aspect, and a raised patio area bordered by mature shrubs, a vegetable plot, stone chippings and an area laid to artificial grass. Large shed offering a multitude of uses.

### AGENT'S NOTE

Plymouth City Council  
Council Tax Band: C

Mains gas and electricity  
Mains water and sewerage

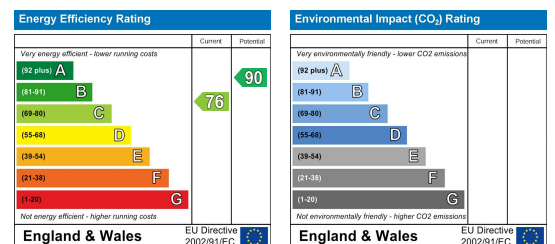
## Area Map



## Floor Plans



## Energy Efficiency Graph



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