



## 37 Merafield Drive

Plympton, Plymouth, PL7 1TP

**Offers Over £270,000**



Well-presented semi-detached house in Merafield, a quiet area area ideally suited for families, with accommodation briefly comprising an entrance hall, lounge, kitchen/diner, 3 bedrooms & family shower room. Outside to the front there is a driveway & garage with gardens to the front & rear.



## MERAFIELD DRIVE, PLYMPTON, PLYMOUTH PL7 1TP

### ACCOMMODATION

Composite front door, with inset patterned glass panelling, opening into the entrance hall.

### ENTRANCE HALL 6'2" x 2'11" (1.89 x 0.91)

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

### LOUNGE 13'8" x 11'8" (4.18 x 3.58)

Door opening to the kitchen/diner. uPVC double-glazed window to the front elevation.

### KITCHEN/DINER 15'2" x 8'11" (4.63 x 2.72)

Fitted with a range of matching base and wall-mounted units incorporating roll-edged wooden worktops with inset 4-ring Lamona gas hob, stainless-steel-&-glass extractor unit over. Belfast sink with mixer tap and spray attachment. Integral Lamona microwave integral Lamona oven and integral Lamona dishwasher. Space for fridge/freezer. Pantry-style cupboard with power. Boiler housed within one of the external wall cupboards. The majority of power sockets also have USB ports. The room is dual aspect with tinted uPVC double-glazed windows to the side and rear elevations. uPVC double-glazed patio door opening to the garden.

### FIRST FLOOR LANDING 7'8" x 6'1" (2.35 x 1.87 )

Doors providing access to the first floor accommodation. Up-&-over hatch providing access to the loft. uPVC double-glazed window to the side elevation.

### BEDROOM ONE 11'9" x 8'6" (3.59 x 2.61)

Fitted wardrobe with triple sliding doors. uPVC double-glazed window to the front elevation. Satellite cable booster. The majority of plug sockets have USB ports.

### BEDROOM TWO 9'11" x 8'7" (3.03 x 2.62)

uPVC double-glazed window to the rear elevation. USB port sockets. Satellite cable booster.

### BEDROOM THREE 8'7" 6'3" (2.64 1.93)

uPVC double-glazed window to the front elevation.

### BATHROOM 6'0" 5'1" (1.85 1.55)

Fully tiled and fitted with a matching suite comprising a corner shower cubicle with electric shower, wall-mounted wash handbasin with storage beneath and close-coupled wc. White heated towel rail. Spotlight extraction. Obscured uPVC double-glazed window to the rear elevation.

### GARAGE

An extended garage with an up-&-over door to the front elevation. Power and lighting. Space and connections for a washing machine and tumble dryer to the rear.

### OUTSIDE

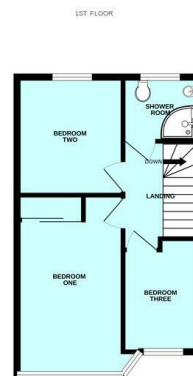
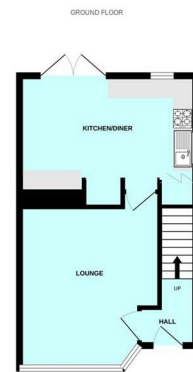
The property is approached via a driveway laid to crazy paving leading to the garage. Stairs ascend to the front door with tiered areas of lawn and stone chippings. A walkway leads to a gate in turn providing access to the south-facing rear garden which consists of a lower patio area with steps ascending to another patio area. The remainder is laid to lawn, bordered by mature shrubs and bushes and decked seating areas.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

