



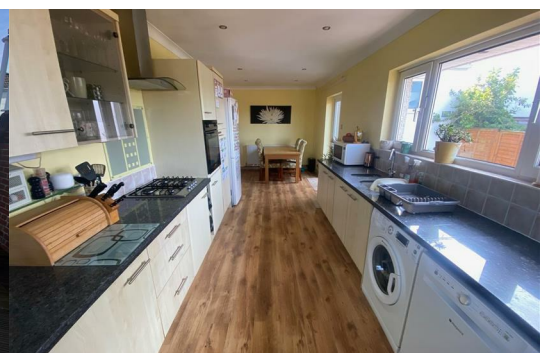
## 37 The Knoll

Plympton, Plymouth, PL7 4SH

£400,000



Detached bungalow situated in the sought-after location of Woodford with accommodation briefly comprising an entrance hall, lounge, kitchen/diner, 3 bedrooms, master ensuite & family bathroom. To the front there is a driveway & garage with gardens to both the front & rear & access to a cellar.



## THE KNOLL, PLYMPTON, PLYMOUTH PL7 4SH

### ACCOMMODATION

Double-glazed uPVC door opening into the entrance hall.

### ENTRANCE HALL 16'8" x 4'0" (5.09 x 1.23)

Doors providing access to the lounge, kitchen/diner, bathroom and two of the bedrooms. Stairs ascending to the master bedroom.

### LOUNGE 13'10" x 12'7" (4.23 x 3.85)

Multi-fuel burner set onto a polished stone hearth with surround and wooden mantel. The room is dual aspect with a uPVC double-glazed bay window to the front elevation and 2 uPVC double-glazed windows to the side elevation.

### KITCHEN/DINER 23'1" x 8'10" (7.05 x 2.71)

Fitted with a range of matching base and wall-mounted units incorporating a square-edged granite worktop with inset 4-ring gas burner with stainless-steel extractor, one-&-half bowl sink unit and mixer tap. Integral Hoover oven. Spaces for fridge/freezer, washing machine and dishwasher. uPVC double-glazed window to the side elevation. uPVC stable-style door opening to a porch area. uPVC double-glazed patio doors opening to the garden.

### PORCH 3'9" x 3'6" (1.16 x 1.07)

uPVC double-glazed windows to the side and rear elevation. uPVC double-glazed door opening to steps which lead down to a decked area.

### BEDROOM TWO 13'10" x 8'9" (4.24 x 2.67)

This room is currently being used as an office with a uPVC double-glazed window to the front elevation.

### BEDROOM THREE 11'7" x 10'11" (3.55 x 3.33)

uPVC double-glazed window to the rear elevation.

### BATHROOM 7'9" x 7'6" (2.38 x 2.29)

Fitted with a matching suite comprising panelled bath with mixer tap and shower attachment, vanity wash handbasin with mixer tap and storage beneath and concealed cistern wc. Chrome heated towel rail. Obscured uPVC double-glazed windows to the rear elevation.

### BEDROOM ONE 21'9" x 19'10" (6.64 x 6.05)

Converted from the attic space with fitted wardrobes, Velux windows and a uPVC double-glazed window to the rear elevation. Eaves storage. Door opening to the ensuite.

### ENSUITE 6'3" x 5'3" (1.91 x 1.62)

A newly-installed suite comprising a corner shower unit, vanity wash handbasin with mixer tap and storage beneath and close-coupled wc. Chrome heated towel rail. Partially aqua-boarded. Obscured uPVC double-glazed window to the rear elevation.

### GARAGE

Electric roller door to the front elevation. Power and lighting.

### OUTSIDE

To the front there is a driveway leading to the garage, with a pedestrian gate providing access to the rear garden. Steps descend to the property bordered by areas of stone chippings and decorative pots. The rear garden is southwesterly-facing, fully-enclosed and mainly laid to lawn, incorporating a raised deck and a patio area together with a flower bed, various shrubs and bushes and an area laid to stone chippings.

### CELLAR

The cellar is beneath the majority of the footprint of the property and is accessed from the rear garden. There are power sockets, lighting and the wall-mounted boiler.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

### PLANNING

Planning Application for further extension Reference: 23/00301/FUL

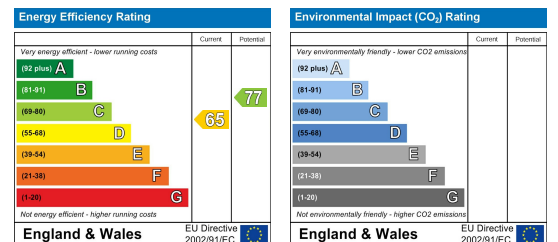
## Area Map



## Floor Plans



## Energy Efficiency Graph



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