



## 19 Chaddlewood Close

Plympton, Plymouth, PL7 2HR

£625,000





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## CHADDLEWOOD CLOSE, PLYMPTON, PLYMOUTH PL7 2HR

### ACCOMMODATION

Wooden door, with glass panel inset, opening into the entrance porch.

### ENTRANCE PORCH

4'1" x 4'10" (1.246 x 1.483)

Wooden-framed window with ornate stained-glass to the front elevation. Further wooden-framed window with ornate stained-glass looking into the property. Wooden door, with obscured glass panels, opening into the entrance vestibule.

### ENTRANCE VESTIBULE

10'8" x 8'11" (3.268 x 2.720)

Original parquet flooring. Large under-stairs storage cupboard. Doors providing access to the ground floor accommodation. Stairs ascending to the first floor landing.

### LOUNGE

15'0" x 12'3" (4.575 x 3.749)

uPVC double-glazed window to the front elevation. Feature fireplace (currently not in use) with matching surround and hearth. Double leadlit-style wooden doors opening into the conservatory.

### CONSERVATORY

14'11" x 9'10" (4.565 x 3.013)

uPVC double-glazed windows to the side elevation. Set of uPVC double-glazed doors to the rear elevation opening to the decking, which is used as an entertainment area.

### DINING ROOM

11'11" x 14'1" (3.639 x 4.307)

A spacious dining room with uPVC double-glazed window to the front elevation. Feature fireplace with matching hearth and surround. Set of leadlit-style wooden doors opening into the study.

### STUDY

8'6" x 9'3" (2.609 x 2.821)

uPVC double-glazed window to the side elevation.

### DOWNSTAIRS WC

7'10" x 3'10" (2.410 x 1.181)

Fitted with a low-level wc and a pedestal wash handbasin with wall-mounted mirrored cupboard. Chrome heated towel rail.

### KITCHEN/DINER

14'2" x 14'5" (4.324 x 4.403)

Fitted with a matching range of base and wall-mounted units incorporating laminate roll-edged work surface with inset stainless-steel sink unit and tiled splash-backs. Space for a Rangemaster cooker with extraction over. Space for a dishwasher. uPVC double-glazed window to the rear elevation. Obscured uPVC double-glazed door opening to an area of decking. Open plan access into the utility room.

### UTILITY ROOM

7'10" x 6'0" (2.402 x 1.830)

Range of base cupboards with complementary laminate roll-edged work surfaces to match the kitchen and tiled splash-backs. Stainless-steel sink unit. Space and plumbing for a washing machine and tumble dryer. Space for a large American-style fridge/freezer. Built-in airing cupboard housing the water cylinder.

### HALF LANDING

Feature wooden-framed stained-glass window facing the front elevation. Further feature decorative wooden-framed stained-glass window with no outlook.

### FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Access hatch with pull-down ladder to the boarded, insulated loft.

### BEDROOM ONE

12'0" x 14'1" (3.665 x 4.303)

uPVC double-glazed window to the front elevation. Range of built-in wardrobes with inset vanity unit and matching bedside tables. Door opening to the ensuite.

### ENSUITE

6'1" x 8'5" (1.869 x 2.576)

Fully-tiled and fitted with a matching suite comprising shower

cubicle with mains-fed waterfall shower and hand-held attachment, bath with mixer tap, vanity unit with floating sink, mixer tap and infra-red touch-screen mirror above and close-coupled wc. Shaving Chrome heated towel rail. Obscured uPVC double-glazed window to the side elevation.

### BEDROOM TWO

15'0" x 12'3" (4.583 x 3.744)

Dual aspect with uPVC double-glazed windows to the front and rear elevations - the latter overlooking the garden, with far-reaching views towards the moors.

### BEDROOM THREE

9'1" x 12'9" (2.775 x 3.908)

uPVC double-glazed window to the rear elevation overlooking the garden, with far-reaching views towards the moors.

### BEDROOM FOUR

9'2" x 14'4" (2.817 x 4.387)

Built-in storage cupboard. uPVC double-glazed window to the rear elevation overlooking the garden, with far-reaching views towards the moors.

### FAMILY BATHROOM

8'7" x 8'1" (2.624 x 2.466)

Fitted with a matching suite comprising a shower cubicle with a Mira Play electric shower, vanity wash handbasin with mixer tap and cupboard storage beneath and a low-level wc. Shaving points. Extractor fan. 2 obscured uPVC double-glazed windows to the side elevation,

### OUTSIDE

To the front, there is an area of garden laid for ease-of-maintenance, to stone and pebble chippings, mature bushes and shrubs, with a driveway providing ample off-road parking, which extends down to the garage and an adjoining store room. To the rear of the property there is a large, decked area enclosed by wooden balustrading which is currently used for entertaining. The rear garden is laid to lawn and bordered by mature bushes, plants and shrubs. There are also far-reaching views over Plympton out towards the moors.

### GARAGE

Up-&-over door to the front elevation. Electricity points.

### STORAGE ROOM

uPVC door to the front. Power and electricity. Wash handbasin.

### PLANNING

There is lapsed planning permission for a detached dwelling in the garden ref: SSTP 18/01659/FUL

There is also lapsed planning permission for the garage to be converted to an annexe ref: 18/00555/FUL

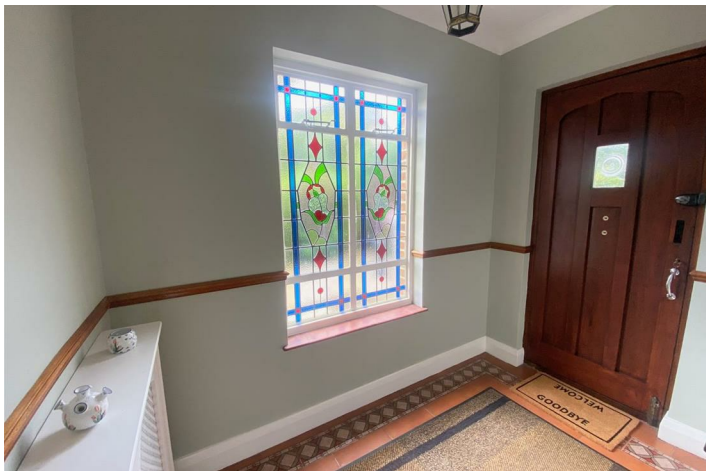
### COUNCIL TAX

Plymouth City Council

Council Tax Band: E

### SERVICES

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





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

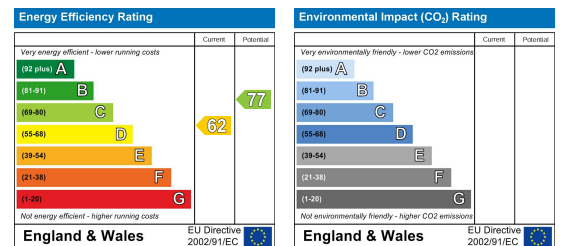


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## Viewing

Please contact our Plympton Office on 01752 301002 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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