



Sparkwell House Colebrook Road

Plympton, Plympton, PL7 4AA

£550,000



Sparkwell House is a 1930s detached family home offering fantastic kerb appeal & sitting on a sensational plot. The main accommodation comprises an entrance porch, lounge & sitting room (currently used as an office) dining room, kitchen, 3 bedrooms & a lovely family bathroom with separate wc - both with under-floor heating. Outside there is ample off-road parking with a side driveway which leads to the garage and service lane access onto Linketty Lane. To the rear there is a sunny, private rear garden - perfect for entertaining - which includes a garden room with bar area, lounge & a shower room.



SPARKWELL HOUSE, COLEBROOK ROAD, PLYMPTON PL7 4AA

ACCOMMODATION

Composite front door, with inset patterned double-glazing, opening into the entrance porch.

ENTRANCE PORCH 5'4" x 5'2" (1.65 x 1.58)

Wooden door, with inset glass panelling, opening into the living room. Dual uPVC double-glazed sash windows to the side elevations.

LOUNGE 12'0" x 14'11" (3.67 x 4.56)

Feature fireplace with polished stone hearth, ornate surround and wooden mantel over. Doors leading to the inner hallway and sitting room. uPVC double-glazed sash window to the front elevation with plantation shutters.

SITTING ROOM 12'0" x 11'8" (3.68 x 3.58)

Currently used as an office including a feature fireplace with polished stone hearth, ornate surround and wooden mantel over. uPVC double-glazed sash window to the front elevation.

INNER HALLWAY

Doors leading to the dining room and kitchen. Stairs ascending to the first floor landing. uPVC double-glazed sash window to the rear elevation.

DINNING ROOM 12'0" x 9'9" (3.67 x 2.99)

Space for a feature fireplace with slate hearth. Built-in storage cupboards to either side of the chimney breast. uPVC double-glazed sash window to the rear elevation.

KITCHEN 11'7" x 8'10" (3.54 x 2.70)

Fitted with a matching range of base and wall mounted units incorporating a square-edged polished stone worktop with sunken one-&-a-half bowl stainless-steel sink with mixer tap over. Integral dishwasher. Spaces for washing machine, fridge-freezer and Rangemaster cooker. Fitted cooker hood over. Storage cupboard. 2 uPVC double-glazed sash windows to the side elevation. uPVC double-glazed door leading to the garden.

LANDING

Gallery-style landing with doors providing access to the first floor accommodation. Drop-down hatch providing access to the loft. uPVC double-glazed sash window to the front elevation.

BEDROOM ONE 13'5" x 11'11" (4.11 x 3.65)

Built in wardrobes. Intricate fireplace. uPVC double-glazed sash window to the front elevation with plantation shutters.

BEDROOM TWO 12'0" x 8'9" (3.68 x 2.67)

Built-in wardrobes. Ornate feature fireplace. uPVC double-glazed sash window to the rear elevation.

BEDROOM THREE 10'1" x 12'0" (3.09 x 3.68)

Built-in wardrobe. Elegant feature fireplace. uPVC double-glazed sash window to the front elevation.

BATHROOM 8'9" x 7'6" (2.67 x 2.29)

Fitted with an attractive, contemporary suite comprising a freestanding bath with mixer tap, walk-in waterfall shower unit and wall-mounted wash handbasin with mixer tap over. Chrome heated towel rail. Extractor. Under-floor heating. Obscured uPVC double-glazed sash window to the side elevation.

WC 5'2" x 3'4" (1.59 x 1.03)

Fitted with a close-coupled wc and vanity wash handbasin with storage unit beneath and mixer tap over. Under-floor heating.

OUTSIDE

The property is approached via a resin driveway providing off-road parking for several vehicles, with a raised flowerbed opposite the drive opening. To the side of the house is an access lane, which leads to the street above, and housing the garage and doorway into the rear garden. The rear garden is a south-facing, fully-enclosed space including a brick-paved area together with a stone patio seating area with pergola over and an area of artificial grass. It also benefits from a storage shed and the summerhouse.

SUMMERHOUSE 24'1" x 11'4" (7.35 x 3.46)

This recently-finished summerhouse could be used as separate accommodation but is currently used as entertainment space. The room comprises grey high-gloss base units with a grey wooden worktop including an inset stainless-steel sink with mixer tap over. Bar arrangement with shelving and racking. Space for 2 fridges. Heating, power and lighting. Bi-folding doors opening into the garden. Door leading into the shower room. Storage cupboard. Velux windows.

SHOWER ROOM 8'0" x 3'10" (2.45 x 1.19)

Fitted with a contemporary suite comprising a large walk-in shower, pedestal wash handbasin with mixer tap over and close-coupled wc. Graphite grey heated towel rail. Obscured uPVC double-glazed window to the front elevation.

GARAGE

Currently being used as a gym with stable-style doors, power and lighting.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

SERVICES

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

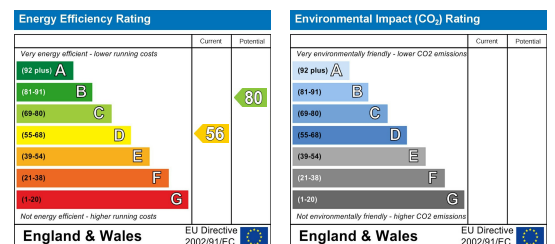
Area Map



Floor Plans



Energy Efficiency Graph



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