



4 Plum Walk

Plympton, Plymouth, PL7 2HG

£345,000



Modern detached house, situated in the popular Redwood Heights estate, with accommodation comprising a good-sized lounge, a spacious open plan kitchen/diner & a downstairs cloakroom. Upstairs there are 3 bedrooms with a master ensuite & family bathroom. Outside a driveway provides comfortable off-road parking for 2 cars, together with a garage & a fully-enclosed rear garden. Owned solar panels.



PLUM WALK, PLYMPTON, PLYMOUTH PL7 2HG

ACCOMMODATION

Composite door, with an obscured glass panel inset, opening into the entrance hall.

ENTRANCE HALL

Stairs ascending to the first floor landing. Doors providing access to the ground floor accommodation.

LOUNGE 16'2" x 10'4" (4.938 x 3.161)

A dual aspect room with uPVC double-glazed windows to the front and side elevations.

DOWNSTAIRS WC 5'0" x 3'5" (1.529 x 1.058)

Fitted with a close-coupled wc and pedestal wash handbasin with mixer tap and tiled splash-back. Radiator. Extraction.

OPEN PLAN KITCHEN DINER

KITCHEN AREA 17'0" x 7'3" (5.188 x 2.220)

Fitted with a matching range of base and wall-mounted units incorporating a complementary laminate worktop with inset stainless-steel sink & drainer. Integrated washing machine, dishwasher, fridge, freezer and Zanussi oven with a 4-ring Zanussi gas hob and extraction over. Attractive brickwork-style splash-back. Large under-stairs storage cupboard. uPVC double-glazed windows to the front elevation. uPVC double-glazed French patio doors opening to the rear garden. Composite door, with an obscured glass panel inset, providing access to the driveway and garage.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Access hatch to boarded loft. uPVC double-glazed window to the rear elevation.

BEDROOM ONE 12'9" x 13'10" (3.909 x 4.237)

Dual aspect with 2 uPVC double-glazed windows to the front elevation and a uPVC double-glazed window to the rear elevation. Door opening to the ensuite.

ENSUITE 4'8" x 7'4" (1.424 x 2.237)

Fitted with a shower cubicle with an electric Aqualisa shower pedestal wash handbasin with mixer tap and tiled splash-back and close-coupled wc. Obscured uPVC double-glazed window to the front elevation. Extraction.

BEDROOM TWO 10'4" x 10'4" (3.154 x 3.175)

Built-in storage cupboard. Built-in wardrobes. Dual aspect with 2 uPVC double-glazed windows to the front elevation and a uPVC double-glazed window to the side elevation.

BEDROOM THREE 6'9" x 7'3" (2.081 x 2.224)

Currently used as an office with a uPVC double-glazed window to the side elevation.

FAMILY BATHROOM 7'7" x 6'2" (2.322 x 1.905)

Fitted with a matching suite comprising panelled bath with a mains-fed shower over and a concertina glass shower screen, pedestal wash handbasin with mixer tap and tiled splash-back and close-coupled wc. Radiator. Extractions. Obscured uPVC double-glazed window to the side elevation.

GARAGE

Up-&-over door. Power and light.

OUTSIDE

To the front the property is approached via a pedestrian pathway with a gate providing access to a patio area. To the side a driveway provides parking for at least 2 vehicles. To the rear the garden is fully-enclosed and laid to astroturf for low maintenance, with planted sleeper borders, mature plants and shrubs. There is also a composite decking area - perfect for entertaining.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

SERVICES

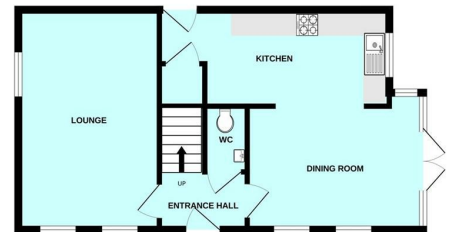
The property is connected to all the mains services: gas, electricity, water and drainage. First Port is the property management company and the annual service charge for 23/24 is £170.02.

Area Map

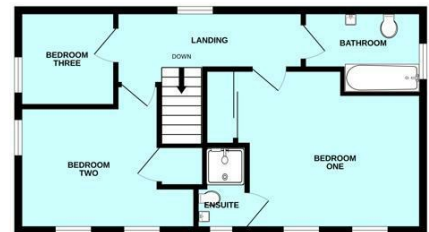


Floor Plans

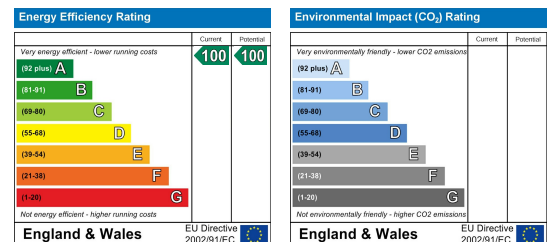
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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