



26 Grange Road

Plympton, Plymouth, PL7 2HY

£500,000



Triscott-built detached family home, situated in a very sought-after street, with beautifully-kept gardens & accommodation briefly comprising an entrance hall, lounge & separate dining room, kitchen, utility, downstairs shower room & integral garage, together with 3 double bedrooms & the family bathroom. Outside, to the front, a driveway provides ample off-road parking & mature gardens wrap around the property. The house is in good order throughout & has potential for an extension to the side & a second storey over the garage, subject to the necessary planning consents. There are views out to Plympton & the woodlands beyond & a viewing is highly advised.



GRANGE ROAD, PLYMPTON, PLYMOUTH PL7 2HY

ACCOMMODATION

uPVC door opening into the entrance hall.

ENTRANCE HALL 15'11" x 9'6" (4.86 x 2.91)

Doors providing access to the lounge, kitchen and downstairs shower room. Stairs ascending to the first floor landing with storage space beneath. uPVC double-glazed window to the front elevation.

LOUNGE 16'11" x 11'10" (5.16 x 3.61)

A dual aspect room with uPVC double-glazed windows to the front and rear elevation. Inset 'Living Flame' gas fire. Double French doors opening into the dining room.

DINING ROOM 11'6" x 9'9" (3.51 x 2.99)

uPVC double-glazed door opening to the garden. Wooden door with inset glass panel, opening to the kitchen. uPVC double-glazed window to the rear elevation.

KITCHEN 11'10" x 9'9" (3.62 x 2.98)

Fitted with a matching range of base and wall-mounted units incorporating roll-edged laminate worktop with inset 4-ring electric hob and Neff stainless-steel extractor over, one-&-a-half bowl stainless-steel sink with mixer tap. Integrated oven, grill and dishwasher. uPVC double-glazed window to the rear elevation. uPVC double-glazed door opening to the rear vestibule.

REAR VESTIBULE 8'5" x 3'4" (2.59 x 1.04)

Space for fridge/freezer. Doors opening into the utility room and the integral garage. uPVC double-glazed door opening to the garden.

UTILTY 8'9" x 5'1" (2.68 x 1.56)

Fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate worktop with inset stainless-steel sink and mixer tap. Space for a washing machine. uPVC double-glazed window to the side elevation.

INTEGRAL GARAGE 16'7" x 8'11" (5.07 x 2.72)

Up-&-over electric door. Power and lighting. The garage houses the Worcester boiler.

DOWNSTAIRS SHOWER ROOM 9'4" x 2'10" (2.86 x 0.87)

Fitted with a matching suite comprising a single shower cubicle, wall-mounted wash handbasin with mixer tap and close-coupled wc. Chrome heated towel rail. Obscured wooden-framed single-glazed window to the front elevation.

FIRST FLOOR LANDING 17'3" x 6'3" (5.28 x 1.93)

A spacious, light and airy landing with doors providing access to the first floor accommodation and a large uPVC double-glazed window to the front elevation. Drop-down hatch with pull-down ladder to fully-boarded, insulated loft with lighting.

BEDROOM ONE 16'11" x 10'4" (5.17 x 3.17)

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

BEDROOM TWO 11'5" x 10'1" (3.49 x 3.09)

Built-in double wardrobe with sliding doors. uPVC double-glazed window to the rear elevation.

BEDROOM THREE 10'11" x 9'4" (3.34 x 2.86)

uPVC double-glazed window to the side elevation.

BATHROOM 7'4" x 5'5" (2.26 x 1.67)

Fitted with a matching suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash handbasin with mixer tap and close-coupled wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the side elevation.

OUTSIDE

The property is approached via a brick-paved driveway leading to the garage, bordered by a beautifully-kept area of lawn with mature shrubs, bushes and stone chippings. A brick-paved walkway provides access around the entire property, leading to a patio area - ideal for entertaining. Steps lead down onto a further area of lawn, again with mature shrubs and bushes, and a raised area laid to stone chippings housing a summer house. The garden is a real feature of the property. It is south-facing and also includes a garden shed and a further sunken patio seating area. A wrought iron gate provides access to the other end of the property.

COUNCIL TAX

Plymouth City Council
Council Tax Band: E

SERVICES

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

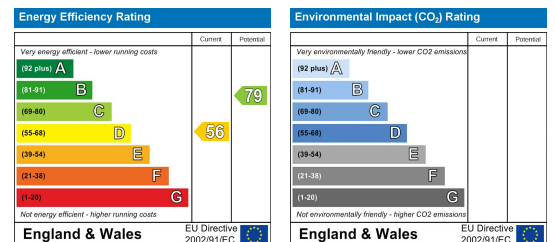
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.