



72 Molesworth Road

Plympton, Plymouth, PL7 4NU

£325,000



Semi-detached family home in Plympton briefly comprising an entrance hall, lounge, dining room, kitchen, utility & conservatory. On the first floor there are 3 bedrooms, a family bathroom & separate wc with a loft conversion providing a further double bedroom. Outside there is a garden to the front, with a a garage & driveway to the side as well as a sunny rear garden. The property is being offered with no onward chain.



MOLESWORTH ROAD, PLYMPTON, PLYMOUTH, PL7 4NU

ACCOMMODATION

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

ENTRANCE HALL 12'4" x 6'3" (3.78 x 1.92)

Doors leading through to the kitchen and lounge. Stairs ascending to the first floor landing.

LOUNGE 12'0" x 11'9" (3.67 x 3.60)

Gas fire set onto a polished stone hearth, ornate surround and wooden mantel. Sliding double doors leading through to the dining area. uPVC double-glazed window to the front elevation with plantation blinds.

DINING ROOM 13'8" x 10'9" (4.18 x 3.30)

Wood burner inset into the fireplace. Double wooden doors opening into the conservatory. Door leading into the kitchen.

CONSERVATORY 14'4" x 8'7" (4.39 x 2.63)

Constructed beneath a plastic corrugated roof in part block with uPVC double-glazed windows to the side and rear elevations and uPVC double-glazed patio doors leading out to the garden. Power.

KITCHEN 13'8" x 7'4" (4.18 x 2.24)

Fitted with a matching range of base and wall mounted units incorporating a square-edged wooden worktop with inset 4-ring electric hob, extractor over and inset Belfast-style sink with mixer tap. Integrated grill, oven, dishwasher and fridge. Pantry storage cupboard. Open plan access into the utility. uPVC double-glazed door giving access to the driveway and uPVC double-glazed window to the side elevation.

UTILITY 7'8" x 5'6" (2.35 x 1.69)

Matching base and wall-mounted units. Integrated freezer. Spaces for washing machine and tumble dryer. uPVC double-glazed window to the rear elevation.

LANDING 8'5" x 7'4" (2.57 x 2.24)

Doors providing access to the first floor accommodation. uPVC double-glazed window to the side elevation.

BEDROOM ONE 13'8" x 9'9" (4.19 x 2.98)

Storage cupboard. uPVC double-glazed window to the rear elevation.

BEDROOM TWO 10'9" x 9'10" (3.29 x 3.01)

uPVC double-glazed window to the front elevation.

BEDROOM THREE 7'11" x 6'4" (2.42 x 1.95)

uPVC double-glazed window to the front elevation.

BEDROOM FOUR 15'7" x 13'7" (4.76 x 4.16)

Velux windows to the front, side and rear elevations.

BATHROOM 7'5" x 6'5" (2.27 x 1.97)

Fitted with a matching suite comprising corner shower unit, panelled bath with mixer tap and shower attachment over and pedestal wash handbasin. Obscured uPVC double-glazed window to the side elevation.

WC 4'1" x 2'4" (1.27 x 0.72)

Close-coupled wc. White heated towel rail. Obscured uPVC double-glazed window to the side elevation.

GARAGE 15'7" x 8'2" (4.75 x 2.50)

Up-and-over door. Power and lighting.

OUTSIDE

The property is approached by a concrete driveway providing ample off-road parking, bordered on one side by an area laid to lawn with mature shrubs and bushes and leading to the garage. A wooden gate provides access to the fully-enclosed rear garden which is mainly laid to lawn with a paved patio seating area and mature trees. The garden also includes a block-built shed with power.

COUNCIL TAX

Plymouth City Council

Council Tax Band: C

SERVICES

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

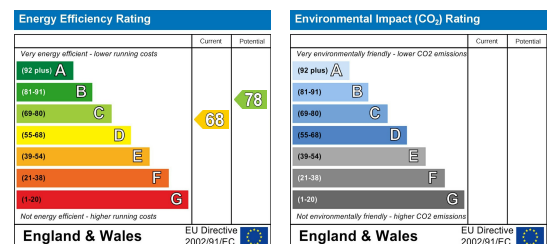
Area Map



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.