



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.

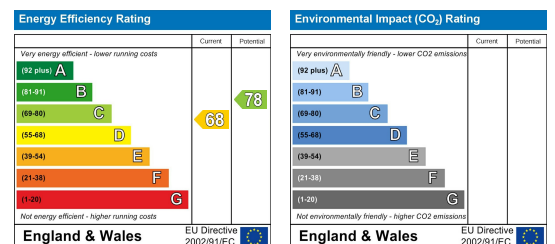
Area Map



Floor Plans



Energy Efficiency Graph



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