



41 Highglen Drive

Plympton, Plymouth, PL7 5LA

£390,000



This bright, spacious family home is situated in a quiet cul-de-sac, benefiting from a vast amount of modernisation & upgrading, offering ample storage throughout. The accommodation comprises an entrance hall, lounge, separate dining room & a further reception room (currently being used as an office) kitchen & downstairs wc. Upstairs there are 3 double bedrooms with a principal ensuite & family bathroom. To the front a driveway provides off-road parking for 2 vehicles & to the rear there is a fully-enclosed, sunny landscaped garden.



HIGHGLEN DRIVE, PLYMPTON, PLYMOUTH PL7 5LA

ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance hall.

ENTRANCE HALL 4'8" x 4'0" (1.43 x 1.24)

Doors providing access to the lounge & 3rd reception. Stairs ascending to the first floor landing.

LOUNGE 12'9" x 10'8" (3.90 x 3.26)

Square uPVC double-glazed bay window to the front elevation. Open plan access into the dining room.

DINING ROOM 10'4" x 7'6" (3.16 x 2.31)

Door opening to the kitchen. uPVC double-glazed sliding patio door opening to the rear garden.

OFFICE/FOURTH BEDROOM 8'8" x 7'11" (2.66 x 2.42)

A versatile room which could be used as an office or as a ground floor bedroom. Storage cupboard. uPVC double-glazed window to the side elevation. Door opening to the downstairs wc.

DOWNSTAIRS WC 7'10" x 2'10" (2.41 x 0.88)

Fitted with a concealed cistern wc and a slimline wash handbasin with mixer tap set onto a storage unit. Graphite heated towel rail.

KITCHEN 14'8" x 10'3" (4.48 x 3.14)

Fitted with a range of base and wall-mounted units, with downlighting and plinth heating, incorporating a polished granite worktop with an inset stainless-steel sink, mixer tap and waste disposal unit. Inset 4-ring induction hob with extractor over. Integrated dishwasher, microwave and oven with warming drawer. Spaces for a washing machine, tumble dryer and an American-style fridge/freezer. On the other side of the kitchen there is a square-edged laminate work top incorporating an inset one-&-a-half bowl composite sink. Chrome heated towel rail. Under-stairs storage cupboard. Tiled floor. Dual aspect with uPVC double-glazed windows to the side and rear elevations. uPVC double-glazed door opening to the rear garden. Many of the kitchen sockets have been replaced with USB adaptors.

FIRST FLOOR LANDING 3.62 x 1.38

Doors providing access to the first floor accommodation. 2 storage cupboards. Drop-down hatch with pull-down ladder to partially-boarded, insulated loft.

BEDROOM ONE 12'0" x 10'10" (3.67 x 3.32)

Built-in triple wardrobe. uPVC double-glazed window to the rear elevation. Door opening to the ensuite.

ENSUITE SHOWER ROOM 5'5" x 4'7" (1.67 x 1.41)

Fitted shower cubicle with waterfall attachment, graphite vanity storage unit wash handbasin and mixer tap and a concealed cistern wc. Extraction system. Graphite heated towel rail. Obscured uPVC double-glazed window to the rear elevation.

BEDROOM TWO 12'11" x 11'5" (3.95 x 3.49)

Built-in double wardrobe. uPVC double-glazed window to the front elevation.

BEDROOM THREE 11'2" x 10'10" (3.41 x 3.31)

Over-stairs storage cupboard cupboard. uPVC double-glazed window to the front elevation.

FAMILY BATHROOM 7'1" x 5'5" (2.18 x 1.66)

Fitted with a matching graphite suite comprising panelled bath with mains-fed shower and mixer tap and vanity storage unit comprising a wash handbasin and a concealed cistern wc. Graphite heated towel rail. Extraction system. Obscured uPVC double-glazed window to the rear elevation.

OUTSIDE

The property is approached via a shared road, with a path leading to the front door. On one side is the driveway and to the other an area of stone chippings providing additional parking. To the side a wooden gate opens to the rear garden. Adjacent to the rear of the property is a seating area laid to patio with a polycarbonate lean-to roof, perfect for entertaining, with a pergola, a barbecue area and a hot tub. Steps ascend to an area laid to lawn which has a raised border of mature shrubs and bushes. To the far side of the garden is a raised patio seating area which captures most of the sun and on the other is a storage shed. The garden is fully enclosed and enjoys a very sunny aspect. Additionally, there are multiple double sockets and a water tap.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

SERVICES

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

WHAT3WORDS

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Area Map

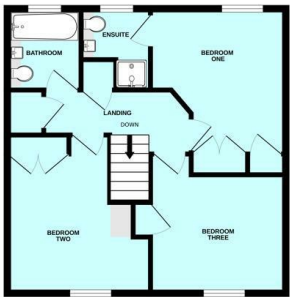


Floor Plans

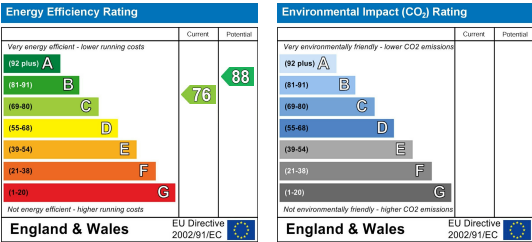
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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