



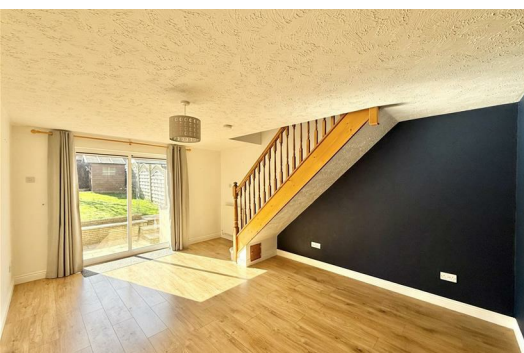
1 Periwinkle Drive

Plympton, Plymouth, PL7 2WR

Offers Over £315,000



This extended semi-detached property is situated on a corner plot in the popular area of Chaddlewood, with a front garden & a south-facing rear garden & is being offered with no onward chain. The accommodation includes a kitchen & separate utility, dining room/office, lounge with sliding doors opening to the rear garden & downstairs wc. Upstairs there are 3 good-sized bedrooms - including a newly-fitted master ensuite & a newly-fitted family bathroom.



PERIWINKLE DRIVE, PLYMPTON, PLYMOUTH PL7 2WR

ACCOMMODATION

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

ENTRANCE HALL

Open plan access into the kitchen and utility. Door opening to the lounge.

KITCHEN 7'10" x 7'10" (2.390 x 2.393)

Fitted with a range of base and wall-mounted units incorporating a roll-edged laminate worktop and an inset stainless-steel one-&-a-half drainer sink unit. Integrated Bosch oven with a 4-burner gas hob and a Bosch cooker hood over. Spaces for a fridge/freezer and dishwasher. Wall-mounted Worcester combi-boiler. uPVC leadlit window to the front elevation. Tiled splash-backs.

UTILITY ROOM 8'6" x 5'3" (2.596 x 1.610)

Range of base and wall-mounted units incorporating a complementary roll-edge worktop. Stainless-steel one-&-a-half bowl sink unit. Space and plumbing for a washing machine/tumble dryer. uPVC leadlit double-glazed window to the front elevation. Doors opening to the downstairs wc and the office.

DOWNSTAIRS WC 4'3" x 2'9" (1.300 x 0.848)

Low-level wc and a wall-mounted vanity unit incorporating a square wash handbasin with a mixer tap and cupboard beneath. Tiled splash-back. Wall-mounted radiator. Obscured uPVC double-glazed window to the side elevation.

DINING ROOM/OFFICE 12'7" x 6'8" (3.847 x 2.047)

Full-length uPVC double-glazed window to the rear elevation.

LOUNGE 13'6" x 11'10" (4.120 x 3.620)

A bright, spacious room with uPVC double-glazed sliding doors opening to the south-facing rear garden and patio. Stairs ascending to the first floor landing.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Access hatch, with pull-down ladder, to fully-boarded, insulated loft with power and lighting.

BEDROOM ONE 11'8" x 9'10" (3.576 x 3.003)

Built-in double wardrobe. Further built-in double wardrobe with an attached beauty station including mirrors and down-lighting. uPVC double-glazed leadlit window to the rear elevation overlooking the rear garden. Door opening to the ensuite shower room.

ENSUITE SHOWER ROOM 6'6" x 6'7" (1.995 x 2.029)

A sizeable, newly-fitted room including a curved corner shower with a Mira Decor electric shower and inset vanity storage units incorporating a sink with mixer tap and a close-coupled toilet. Wall-mounted mirror. Chrome heated towel rail. Extraction. Obscured uPVC double-glazed window to the rear elevation.

BEDROOM TWO 11'0" x 8'6" (3.362 x 2.597)

Leadlit uPVC double-glazed window to the front elevation. Secondary insulated loft void.

BEDROOM THREE 9'4" x 6'9" (2.845 x 2.068)

uPVC double-glazed leadlit window to the front elevation.

BATHROOM 8'0" x 4'9" (2.459 x 1.453)

Newly-fitted with a matching suite comprising panelled bath with a mains-fed shower over and a glass shower screen, square vanity sink with mixer tap and a close-coupled wc. Feature brick-effect tiling to the principal areas. Wall-mounted mirror. Chrome heated towel rail. Extraction. Obscured leadlit uPVC double-glazed window to the front elevation.

OUTSIDE

The property is approached via a pathway leading to the front door and areas laid to lawn, bordered by mature hedging, with a further area laid to stepping stones leading to a side gate, proving access to the rear garden. External water tap. The rear garden includes a patio area which is perfect for entertaining, with steps up to a lawn and behind this is a small area of decking with a summer house. The garden has borders of mature shrubs and plants and is fenced along one side and enclosed by attractive stone walling along the other. External electricity point. External water tap.

GARAGE

Situated adjacent to the neighbouring property with a driveway in front providing parking for one vehicle.

COUNCIL TAX PCC

Plymouth City Council
Council Tax Band: C

SERVICES

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

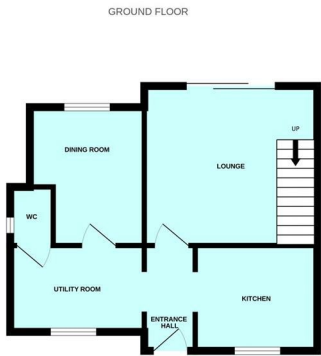
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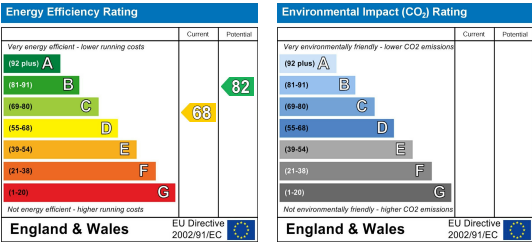
Area Map



Floor Plans



Energy Efficiency Graph



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