



11 Molesworth Road

Plympton, Plymouth, PL7 4NT

£450,000



Expansive family home situated in the popular Woodford area with spacious, well-presented accommodation. On the ground level is an entrance hall, 4 bedrooms & a bathroom with downstairs hosting the kitchen/diner, office/bar, lounge & separate snug. Outside, to the front there is a driveway & a low-maintenance garden, to the rear a sunny, enclosed garden & there is also a double garage.



MOLESWORTH ROAD, PLYMPTON, PLYMOUTH PL7 4NT

ACCOMMODATION

Composite door, with inset glazed glass, opening into the entrance hall.

ENTRANCE HALL

Doors leading to the bedrooms and family bathroom. Storage cupboard. uPVC double-glazed window to the side elevation. Drop-down loft access hatch. Stairs descending to the kitchen/diner.

BEDROOM ONE 11'11" x 11'1" (3.64 x 3.39)

A light, airy room with uPVC double-glazed windows to the rear elevation. Built-in wardrobes and drawers.

BEDROOM TWO 11'11" x 10'6" (3.65 x 3.21)

uPVC double-glazed window to the front elevation.

BEDROOM THREE 10'10" x 9'9" (3.31 x 2.99)

uPVC double-glazed window to the front elevation.

BEDROOM FOUR 9'8" x 8'8" (2.96 x 2.65)

uPVC double-glazed window to the rear elevation.

BATHROOM 7'7" x 3'6" (2.33 x 1.08)

Modern, stylish bathroom including a claw-footed bath with mixer tap and shower attachment, corner shower unit with electric waterfall attachment, wall-mounted wash handbasin with mixer tap and storage beneath and low-level wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the side elevation.

KITCHEN/DINER 22'2" x 10'4" (6.77 x 3.16)

Fitted with a matching range of white high-gloss base and wall-mounted units incorporating a marble-effect composite worktop with an inset 5-burner gas hob and extractor over. Inset one-&a-half bowl composite sink unit with mixer tap. Breakfast bar. Integrated washing machine, oven, separate grill and wine cooler. Under-stairs storage cupboard. Open plan access through to the lounge. Double doors, with inset glass panelling, opening to the bar/office. Composite door, with inset obscured glass, opening to the garden. LED skirting lights.

OFFICE/BAR 9'4" x 8'9" (2.86 x 2.68)

Range of black high-gloss units incorporating a roll-edged stone-effect laminate worktop. Space for an American-style fridge/freezer.

LOUNGE 22'5" x 11'10" (6.84 x 3.61)

A very spacious, beautifully decorated room with 2 ornate ceiling roses. Wall-mounted electric fire. Ornate archway. Double uPVC double-glazed doors, with inset glass panelling, opening to the snug.

SNUG 15'4" x 15'0" (4.68 x 4.59)

Another very spacious, bright room with exposed wooden beams. Very much a family room with uPVC double-glazed patio door to the side elevation opening to the decking, with uPVC double-glazed windows to either side and an obscured uPVC double-glazed window to the opposite side elevation. Full-height uPVC double-glazed window to the rear elevation. 3 Velux roof windows with pull-down blinds.

DOUBLE GARAGE

Electric up-&-over door. Power and lighting.

OUTSIDE

The property is approached via a brick-paved driveway, bordered on one side by an area of decorative stones and pebbles. A walkway leads around the side of the property towards the entrance door, with steps descending to a wooden gate providing access to the rear garden. The rear garden is fully-enclosed, laid to tiers, with low maintenance in mind, and ideal for entertaining. The garden includes areas of decking, with decorative pot plants, shrubs and flowers, bordered by stone chippings. A slabbed walkway leads to a rear door and also to the side entrance into the double garage. The garden has external power and an external tap. In addition, there is a bin storage area where a uPVC double-glazed door opens to the service lane.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

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

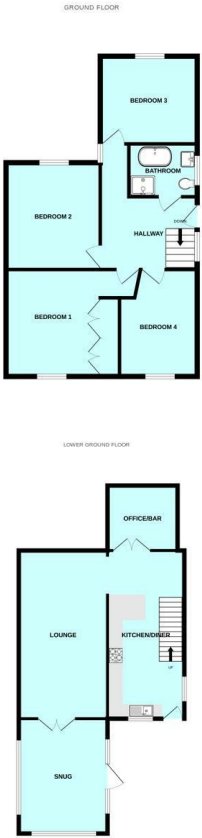
WHAT3WORDS

///toast.corn.such

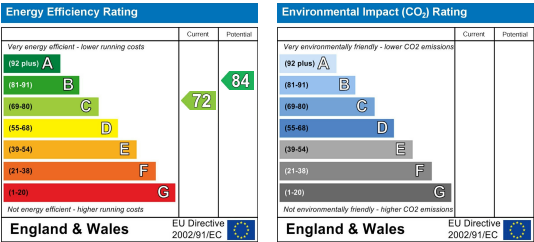
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.