



## 3 Conker Gardens

Plympton, Plymouth, PL7 2JF

**£425,000**



Wonderfully-presented family home in the Chaddlewood area of Plympton, briefly comprising an entrance hall, lounge, kitchen/diner, utility room & downstairs cloakroom. Upstairs there are 4 good-sized bedrooms - the principal offering ensuite facilities - & a family bathroom. Outside a driveway provides off-road parking for 2 cars, with a garage & gardens to both the front & rear. The property is very spacious throughout & offers lots of natural light.





CONKER GARDENS, PLYMPTON, PLYMOUTH PL7 2JF

ACCOMMODATION

Composite door, with an inset obscured double-glazed panel, opening into the entrance hallway.

ENTRANCE HALLWAY 12'5" x 6'2" (3.79 x 1.88)

Doors opening to the lounge and kitchen/diner. Stairs ascending to the first floor landing with storage cupboard beneath.

LOUNGE 20'3" x 10'9" (6.18 x 3.30)

uPVC double-glazed square glazed bay to the front elevation.

KITCHEN/DINER 14'7" x 17'2" (4.47m x 5.25m)

(4.47m narrowing to 2.67m x 5.25m narrowing to 2.32m) (14'7" narrowing to 8'9" x 17'2" narrowing to 7'7") Fitted with a range of matching base and wall-mounted units incorporating a laminate roll-edged worktop with a 4-burner gas hob and stainless-steel one-&a-half bowl inset sink unit with mixer tap. Integrated electric oven. Space for a dishwasher and fridge/freezer. Doors opening to the utility area. uPVC double-glazed patio doors opening to the rear garden.

UTILITY ROOM 5'9" x 5'5" (1.76 x 1.67)

Worktop with storage cupboard beneath and space either side for a washing machine and tumble dryer. Door opening to the downstairs cloakroom. uPVC double-glazed door, with an inset glass panel, opening to the rear garden.

DOWNSTAIRS CLOAKROOM 5'1" x 3'1" (1.56 x 0.96)

Matching close-coupled toilet and a corner pedestal sink with mixer tap. Obscured uPVC double-glazed window to the side elevation.

FIRST FLOOR LANDING 9'10" x 6'4" (3.00 x 1.94)

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

BEDROOM ONE 13'8" x 11'4" (4.19m x 3.46m)

(4.19m narrowing to 3.15m x 3.46m) (13'9" narrowing to 10'4" x 11'4") uPVC double-glazed window to the front elevation. Door opening to the ensuite.

ENSUITE 6'9" x 5'4" (2.08 x 1.64)

Fully-tiled double shower cubicle. pedestal sink with mixer tap and close-coupled toilet. Obscured uPVC double-glazed window to the front elevation.

BEDROOM TWO 11'6" x 9'10" (3.51 x 3.0)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 12'11" x 9'0" narrowing to 5'8" (3.95 x 2.75 narrowing to 1.75)

Currently used as an office with a uPVC double-glazed window to the front elevation.

BEDROOM FOUR 9'7" x 9'4" (2.93 x 2.87)

uPVC double-glazed window to the rear elevation.

FAMILY BATHROOM 6'8" x 6'2" (2.05 x 1.89)

Matching suite comprising panelled bath with a pedestal sink with mixer tap and close-coupled wc. Obscured uPVC double-glazed window to the rear elevation.

OUTSIDE

The property is approached via a driveway providing off-road parking for 2 vehicles, in turn leading to the garage, with an area of lawn and bordering shrubs. To the side of the property a gate provides access to the fully-enclosed westerly-facing rear garden surrounded by a fence, with conifers providing additional privacy. The garden is on a level plot and includes a patio area perfect for outside dining, with the remainder laid to lawn.

SINGLE GARAGE

Up-&-over door. Power and lighting. Boiler and consumer unit.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

PLYMPTON SERVICES

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

WHAT3WORDS

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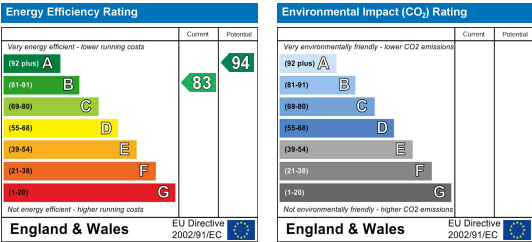
Area Map



Floor Plans



Energy Efficiency Graph



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