



## 34 Market Road

Plympton, Plymouth, PL7 1QW

£290,000



Situated in a popular area, this modern-style townhouse offers well-presented accommodation including a fitted kitchen, a lounge/diner with doors opening to the rear garden & a downstairs cloakroom together with 3 bedrooms - all with their own ensuite facilities. To the front of the property there is parking for 2 vehicles.





MARKET ROAD, PLYMPTON, PLYMOUTH PL7 1QW

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

ENTRANCE HALL 12'9" x 5'8" (3.887 x 1.737)

Doors providing access to the kitchen, lounge and the downstairs cloakroom. 2 storage cupboards. Staircase ascending to the first floor.

KITCHEN 13'3" x 6'8" (4.047 x 2.046)

Fitted with a matching range of white high-gloss base and wall-mounted units incorporating a laminate wood-effect roll-edged worktop with an inset one-&-a-half bowl stainless-steel sink unit and an inset Bosch 4-burner gas hob with splash-back and extraction over. Integrated fridge/freezer. Integrated slimline Lamona dishwasher. Integrated Zanussi oven and grill. Wall-mounted Glow worm combi boiler housed within one of the wall units. uPVC double-glazed window to the front elevation.

LOUNGE/DINER 16'11" x 14'5" (5.179 x 4.397)

A generous room with an inset feature fireplace set into a marble-effect surround. uPVC double-glazed doors opening to the rear garden. uPVC double-glazed window to the rear elevation.

DOWNSTAIRS CLOAKROOM 5'3" x 2'11" (1.601 x 0.911)

Close-coupled wc and wall-mounted wash handbasin with a mixer tap, tiled splash-back and storage beneath. Chrome heated towel rail.

FIRST FLOOR LANDING

Doors providing access to bedrooms two and three. Staircase ascending to the second floor.

BEDROOM TWO 12'1" x 10'4" (3.705 x 3.164)

Situated to the front of the property with 2 uPVC double-glazed windows to the front. Built-in wardrobes with sliding mirrored doors. Storage cupboard. Door opening to the ensuite.

ENSUITE 4'3" x 7'1" (1.306 x 2.171)

Fully-tiled double shower cubicle with a Mira electric shower, pedestal wash handbasin and close-coupled wc. Chrome heated towel rail. Extraction. Fully-tiled walls. Obscured uPVC double-glazed window to the side elevation.

BEDROOM THREE 14'5" x 9'11" (4.415 x 3.026)

Built-in wardrobes with sliding, mirrored doors. 2 uPVC double-glazed windows to the rear elevation overlooking the garden. Door opening to the ensuite.

ENSUITE 7'1" x 4'2" (2.176 x 1.295)

Fully-tiled double shower cubicle with a mains-fed shower, pedestal wash handbasin with mixer tap and close-coupled wc. Chrome heated towel rail. Extraction. Fully-tiled walls. Obscured uPVC double-glazed window to the side elevation.

SECOND FLOOR LANDING

Door providing access to bedroom one. Door to walk-in eaves storage. Door to further storage cupboard. uPVC double-glazed Velux skylight window.

BEDROOM ONE 16'5" x 11'10" (5.028 x 3.609)

A spacious room with a uPVC double-glazed window to the front elevation. Open eaves storage. Doors opening to the eaves storage. Door opening to the ensuite. Hatch providing access to the solar panel controls.

ENSUITE 7'3" x 7'3" (2.211 x 2.218)

'P'-shaped bath with a mains-fed shower and glass shower screen, pedestal wash handbasin with mixer tap and close-coupled wc. Chrome heated towel rail. Ceiling spotlighting. Obscured uPVC double-glazed window to the side elevation. uPVC double-glazed Velux roof window.

OUTSIDE

To the front of the property there are 2 allocated parking spaces. A wooden gate provides access to the rear garden which is fully-enclosed by a retaining wall and featherboard fencing. Completely low maintenance, the garden is westerly-facing and includes a patio area, slate chippings and a raised border full of mature plants and shrubs. Outside water tap. Space for a plastic shed-style lockup.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

SERVICES

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

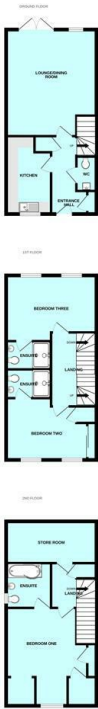
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Area Map

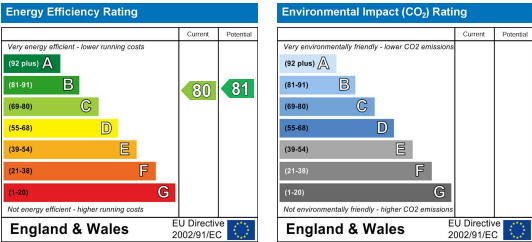


Floor Plans



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Energy Efficiency Graph



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