



3 Rhodes Close

Plympton, Plymouth, PL7 4BS

£350,000



Immaculately-presented family home in a quiet cul-de-sac within the popular Colebrook area with accommodation briefly comprising an entrance hall, lounge & separate dining room, kitchen & sun room with 3 bedrooms & a family bathroom. The property sits upon a generous plot with a wrap-around garden - south-facing to the rear & a raised decked area with lovely views over Plympton & Plymouth. A driveway to the rear provides off-road parking in front of the garage.



RHODES CLOSE, PLYMPTON, PLYMOUTH PL7 4BS

ACCOMMODATION

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

ENTRANCE HALL 7'7" x 6'0" (2.32 x 1.84)

Door opening to the lounge. Stairs ascending to the first floor landing. uPVC double-glazed window to the rear elevation.

LOUNGE 13'4" x 12'10" (4.07 x 3.93)

Gas fire fireplace set onto a polished stone hearth with inset surround and mantel. Under-stairs storage cupboard. 2 uPVC double-glazed windows to the front elevation. Open plan access into the dining area.

DINING ROOM 10'8" x 8'10" (3.27 x 2.71)

Wooden door with inset glass panelling opening to the kitchen. French doors opening into the snug.

KITCHEN 10'8" x 7'4" (3.26 x 2.26)

Fitted with a matching range of wood-effect base and wall-mounted units incorporating a roll-edged laminate worktop and an inset 4-ring electric hob with tiled splash-back and stainless-steel extraction hood over. One-&-a-half bowl stainless-steel sink unit with mixer tap. Integrated under-counter fridge, dishwasher and washing machine. Integrated double oven. uPVC double-glazed window to the side elevation. Wooden door with inset glass panelling opening into the sun room.

SUN ROOM 15'4" x 9'10" (4.69 x 3.01)

Constructed beneath an orangery roof with uPVC double-glazed windows to the side and rear elevations and patio doors opening to the decking.

FIRST FLOOR LANDING 7'5" x 6'6" (2.27 x 1.99)

Doors providing access to the first floor accommodation. Drop-down access hatch to boarded, insulated loft with power and lighting. uPVC double-glazed window to the side elevation.

BEDROOM ONE 12'11" x 9'11" (3.94 x 3.04)

uPVC double-glazed window to the front elevation.

BEDROOM TWO 10'9" x 9'11" (3.28 x 3.04)

2 storage cupboards. uPVC double-glazed window to the rear elevation with views out over Plympton.

BEDROOM THREE 9'11" x 6'6" (3.04 x 2.00)

Fitted bed with storage beneath. uPVC double-glazed window to the front elevation.

BATHROOM 6'4" x 6'1" (1.94 x 1.86)

Fitted with a matching suite comprising panelled bath with waterfall shower attachment and mixer tap, pedestal wash handbasin and a low-level wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the rear elevation.

OUTSIDE

The property is approached via a concrete path, bordered by an area of lawn and low-level shrubbery. A metal gate to the side opens to a private garden with an area laid to lawn, enclosed by a hedge and including a shed. This leads to a south-facing stone-chipped area housing a greenhouse, enclosed by a painted brick wall. Adjacent to the rear of the property there is a raised, decked seating area with lovely views over Plympton and beyond. A further gate provides access to the driveway and garage.

GARAGE 16'0" x 8'8" (4.90 x 2.66)

Roller door. Power and lighting.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

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

WHAT3WORDS

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AGENT'S NOTE

There exists lapsed planning for an extension to the side of the garden reference: 05/00650/FUL.

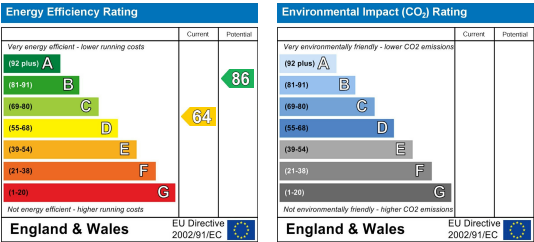
Area Map



Floor Plans



Energy Efficiency Graph



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