



Plympton, Plymouth, £675,000



COLEBROOK HOUSE, NEWNHAM ROAD, PLYMPTON PL7 4AW

DESCRIPTION

Built to an extremely high specification by a respected builder, Julian Marks is delighted to present this substantial new-build property which offers a perfect blend of luxury, functionality and sustainability.

The property features eco-friendly air source heating and solar panels, enhancing energy efficiency whilst minimising environmental impact. The heart of the home is a beautifully designed, generous open-plan kitchen, dining, and living area perfect for both family gatherings and entertaining. The kitchen itself is a showpiece, fitted with high-end finishes - its focal point being a stylish central island with premium appliances and sleek cabinetry, marrying practicality with style. Directly off the kitchen is a wonderful patio area accessed through large bi-folding doors making outside/inside living effortless - perfect for Alfresco dining.

The property also includes a separate utility room discreetly accessed from the kitchen for convenience, providing an efficient space for daily tasks, and a dedicated study perfect for those who work from home with super fast fibre broadband direct to the house. Each room across the two floors is generously proportioned, ensuring ample space and an inviting atmosphere throughout.

Accommodation highlights include two ensuite bedrooms, with the master suite offering a true retreat: a large walk-in wardrobe and a stylish ensuite shower room. The second ensuite bedroom offers convenience and privacy, while the family bathroom is a model of contemporary elegance, featuring a free-standing bath that exudes relaxation and sophistication.

Outside, the property benefits from a sizeable garden, ample parking and a garage, adding further convenience. The lucky new owners will have piece of mind with the luxury of a 10 year building warranty on the property.



This exceptional home, designed with both aesthetic appeal and practical living in mind, presents a rare opportunity to own a high-end residence in a sought-after location.





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