



57 Wensum Close

Plympton, Plymouth, PL7 2YG

£240,000



Semi-detached property, located in the heart of Plympton, briefly comprising an entrance porch & hallway, lounge & kitchen/diner together with 3 bedrooms & a family bathroom. Outside there are gardens to the front & rear. Garage in a block with parking to the front.



WENSUM CLOSE, PLYMPTON, PLYMOUTH PL7 2YG

ACCOMMODATION

uPVC double-glazed patterned-glass door opening into the entrance porch.

ENTRANCE PORCH 6'1" x 4'11" (1.86 x 1.51)

uPVC double-glazed patterned-glass windows to the front and side elevation. Wooden door, with inset patterned-glass panelling, opening into the entrance hall.

ENTRANCE HALL 8'0" x 5'8" (2.44 x 1.73)

Door opening to the lounge. Stairs ascending to the kitchen/diner. Storage cupboard.

LOUNGE 14'11" x 10'5" (4.55 x 3.18)

Feature fireplace set onto a wooden hearth with mantel and surround. uPVC double-glazed window to the front elevation.

KITCHEN/DINER 16'6" x 10'11" (5.04 x 3.33)

Fitted with a range of matching base and wall-mounted units incorporating a marble-effect laminate worktop with inset 4-ring induction hob and extractor over. Inset stainless-steel sink with mixer tap. Integrated oven and washing machine Spaces for dishwasher, fridge/freezer and tumble/dryer. Breakfast bar. Boiler concealed in wall-mounted cupboard. Space for a dining room table. Feature pendant lighting and down-lighting. uPVC double-glazed window to the rear elevation. uPVC double-glazed patio doors opening to the rear garden. uPVC double-glazed patterned-glass door opening to the side walkway. Stairs ascending the half landing.

FIRST HALF LANDING

Doors providing access to bedrooms one and three.

BEDROOM ONE 14'10" x 10'5" (4.54 x 3.20)

uPVC double-glazed window to the front elevation. Up-&-over hatch to the loft space.

BEDROOM THREE 7'8" x 6'9" (2.34 x 2.08)

Currently being used as a walk-in wardrobe with shelving and drawers. uPVC double-glazed window to the front elevation.

SECOND HALF LANDING

Doors providing access to bedroom two and the family bathroom.

BEDROOM TWO 11'0" x 10'1" (3.37 x 3.09)

Storage cupboard. uPVC double-glazed window to the rear elevation.

BATHROOM 11'1" x 6'1" (3.39 x 1.87)

Fitted with a matching suite comprising white panelled bath with mixer tap and shower attachment, tiled walk-in waterfall shower, wall-mounted handbasin with mixer tap and close-coupled wc. Heated towel rail. Dual aspect with obscured uPVC double-glazed windows to the side and rear elevations. Inset downlighting.

GARAGE

Situated in a block with an up-&-over door.

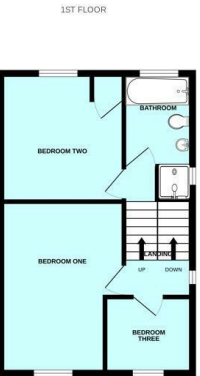
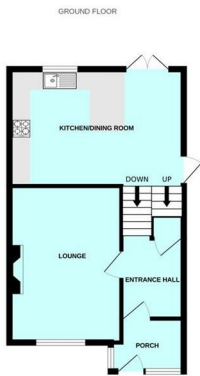
OUTSIDE

To the front of the property stairs ascend to the front door, bordered on one side by a tiered garden and stone chippings. A side gate opens to a walkway providing access to the rear garden which is also tiered, including an area laid to lawn, a slabbed patio area and areas laid to stone chippings and a raised rockery/flowerbed. The garden is south-facing and enclosed, incorporating mature shrubs and bushes.

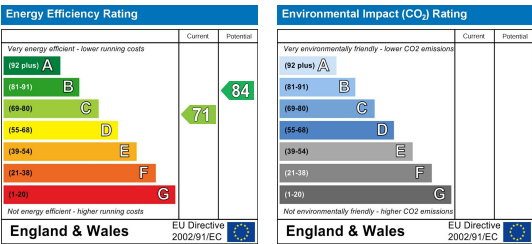
Area Map



Floor Plans



Energy Efficiency Graph



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