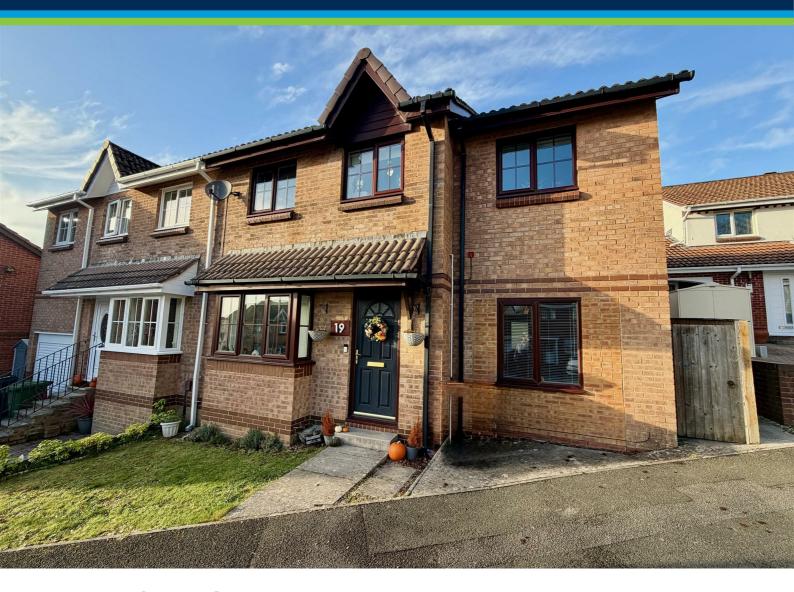
# Julian Marks | PEOPLE, PASSION AND SERVICE



# 19 Wellfield Close

Plympton, Plymouth, PL7 2GY

£325,000









Extended family home located in the popular Chaddlewood area, with accommodation briefly comprising an entrance porch, lounge, kitchen/diner & utility/snug whilst upstairs there are 4 good-sized bedrooms, a bathroom & an additional shower room. To the front of the property there is a small garden with an enclosed, sunny, spacious garden to the rear. The property is conveniently located with access to good local schools.



#### WELLFIELD CLOSE, PLYMPTON, PLYMOUTH PL7 2GY

#### **ACCOMMODATION**

Wooden door, with inset obscured glass, opening into the entrance porch.

#### ENTRANCE PORCH 4'1" x 3'6" (1.25 x 1.08)

Wooden door, with inset glass panelling, opening into the lounge.

# LOUNGE 15'8" x 14'8" (4.78 x 4.48)

uPVC double-glazed bay window to the front elevation. Stairs ascending to the first floor landing. Door opening into the kitchen/diner.

## KITCHEN/DINER 24'2" x 9'2" (7.38 x 2.80)

The kitchen is fitted with a range of base and wall-mounted units incorporating a square-edged laminate marble-effect worktop and an inset 4-burner gas hob with extractor over. Inset one-&-a-half bowl composite sink unit with mixer tap. Integral oven, fridge, freezer and dishwasher. Space for washing machine. Separate breakfast bar with additional storage cupboards. Door opening into the utility/snug. 2 uPVC double-glazed doors opening to the garden - one from the kitchen and the other from the dining area. 2 uPVC double-glazed windows to the rear elevation.

#### UTILITY/SNUG 14'3" x 8'7" (4.35 x 2.63)

Wall-mounted unit. Marble-effect laminate square-edged worktop with space for tumble dryer and an additional under-counter fridge or freezer. uPVC double-glazed window to the front elevation.

#### FIRST FLOOR LANDING 11'4" x5'11" (3.47 x1.82)

Doors providing access to the first floor accommodation. Storage cupboard. Dropdown loft access hatch.

#### BEDROOM ONE 14'4" x 8'5" (4.39 x 2.59)

uPVC double-glazed window to the front elevation.

#### BEDROOM TWO 13'8" x 8'4" (4.18 x 2.56)

uPVC double-glazed window to the front elevation.

#### BEDROOM THREE 11'3" x 8'4" (3.44 x 2.56)

uPVC double-glazed window to the rear elevation.

#### BEDROOM FOUR 7'9" x 6'0" (2.37 x 1.83)

uPVC double-glazed window to the front elevation.

#### SHOWER ROOM 5'7" x 5'5" (1.71 x 1.66)

Matching suite comprising corner shower unit with mains-fed waterfall shower, pedestal wash handbasin with mixer tap and low-level wc. Chrome heated towel rail. Extractor. Obscured uPVC double-glazed window to the rear elevation.

## BATHROOM 8'5" x 6'9" (2.57 x 2.07)

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

# OUTSIDE

The property is approached via a slabbed walkway, bordered by an area to lawn and a further slabbed area. A wooden gate to the side provides access to the rear garden which is fully-enclosed, with a sunny aspect. The lower level is laid to patio and the upper level is laid to lawn with a raised, decked seating area - perfect for children and for entertaining.

# COUNCIL TAX PCC

Plymouth City Council

Council Tax Band:

#### SERVICES

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

# WHAT3WORDS

///shirts.hopes.twin

# **Area Map**



#### Floor Plans

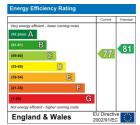
GROUND FLOOP



1ST FLOOR



# **Energy Efficiency Graph**





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