



## 3 New Park Road

Plympton, Plymouth, PL7 1JF

**£485,000**



This Fletcher-built home is situated in an elevated position with panoramic views over Plympton. Beautifully-presented throughout, the entry level includes an entrance hall & an extensive lounge opening onto a balcony, kitchen & cloakroom whilst the lower floor comprises a utility room & gym, 3 bedrooms with a principal ensuite & family bathroom. A driveway provides off-road parking for 2 vehicles & leads to a garage. There is a garden to the side & a magnificent southerly-facing rear garden. This property's versatility, in addition to the space & storage are just a few of its attributes.



## NEW PARK ROAD, PLYMPTON, PLYMOUTH PL7 1JF

### ACCOMMODATION

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

#### ENTRANCE HALL 15'10" x 4'8" (4.83 x 1.43)

Doors opening to the lounge, kitchen/diner and wc. Stairs descending to the lower ground floor. uPVC double-glazed window to the side elevation overlooking the garden, with views out over Plymouth.

#### LOUNGE 22'3" x 16'11" (6.79 x 5.16)

Feature electric fireplace set into a bespoke wooden hearth with surround and mantel. uPVC double-glazed sliding patio doors to the front elevation leading onto a balcony. The room is dual aspect with uPVC double-glazed windows to the front and side elevations.

### BALCONY

The balcony offers beautiful, elevated views over Plympton and beyond and features hardwood flooring and stainless-steel balustrades with toughened glass panelling.

#### KITCHEN/DINER 17'2" x 9'10" (5.24 x 3.02)

Beautifully fitted with a matching range of base and wall-mounted units incorporating a tiled worktop with a wooden surround and an inset 4-ring electric hob. Inset composite one-&-a-half bowl sink unit with mixer tap and tiled splash-back. Integrated oven and grill. Space for an upright fridge/freezer. Stainless-steel extractor. Dual aspect with uPVC double-glazed windows to the side and rear elevations, the latter overlooking the garden, with views out over Plympton.

#### WC 6'8" x 3'3" (2.04 x 1.01)

Fitted with a low-level wc and pedestal wash handbasin. Obscured uPVC double-glazed window to the side elevation.

#### LOWER LANDING 18'7" x 6'6" (5.67 x 2.0)

Doors opening to the lower floor accommodation. Storage cupboard.

#### UTILITY 10'5" x 7'1" (3.20 x 2.16)

Fitted with a range of matching base and wall-mounted units with an inset one-&-a-half bowl stainless-steel sink with mixer tap. Spaces for a washing machine and tumble dryer. Boiler. Door leading to the gym. Obscured uPVC double-glazed door to the side providing access to the gardens. uPVC double-glazed window to the side elevation.

#### GYM 10'1" x 10'1" (3.09 x 3.08)

Stairs ascending to the room. Fully-tiled floor. Light, power and heating. Storage cupboard.

#### BEDROOM ONE 13'6" x 11'10" (4.13 x 3.61)

Range of fitted bedroom furniture including a bed storage surround, wardrobes and a dresser. uPVC double-glazed window to the front elevation.

#### BEDROOM TWO 11'9" x 10'0" (3.60 x 3.05)

Door opening to the ensuite. uPVC double-glazed window to the rear elevation.

#### ENSUITE 6'3" x 5'1" (1.92 x 1.57)

Fitted with a matching suite comprising a shower cubicle, pedestal wash handbasin and close-coupled wc. Obscured uPVC double-glazed window to the side elevation. Extractor.

#### BEDROOM THREE/GAMES ROOM 15'0" x 10'0" (4.58 x 3.05)

uPVC double-glazed door opening to the garden. Dual aspect with uPVC double-glazed windows to the side and rear elevations.

#### BATHROOM 8'2" x 5'8" (2.51 x 1.74)

Fitted with an enclosed shower, panelled bath, wash handbasin set onto a storage unit and close-coupled wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the side elevations.

### OUTSIDE

The property is approached via a tarmac driveway providing off-road parking for 2 vehicles and leading to the garage. Steps descend to the front door. To one side of the property is a tiered garden planted with mature shrubs and trees and a rockery area, leading to the rear garden. Fully enclosed and southerly-facing, the rear garden is also tiered with a patio area adjacent to the house and attractive red stone chippings. The remainder is mainly laid to lawn, bordered by mature planting. Beautifully kept and landscaped - perfect for family entertaining.

### COUNCIL TAX PCC

Plymouth City Council

Council Tax Band: E

### SERVICES

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

### WHAT3WORDS

///crab.cheeks.bless

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Area Map



### Floor Plans

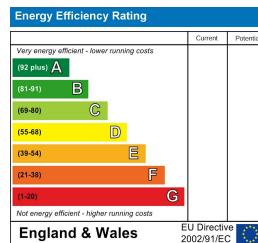
GROUND FLOOR



LOWER GROUND FLOOR



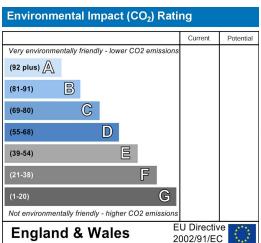
### Energy Efficiency Graph



Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC



Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales

EU Directive 2002/91/EC