



22 Barton Close

Chaddlewood, Plymouth, PL7 2GU

£340,000



Detached family home set in a secluded cul-de-sac with accommodation comprising an entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, conservatory, 3 bedrooms & family bathroom. The property has off-road parking, a garage & a well-kept south-facing rear garden.



BARTON CLOSE, CHADDLEWOOD, PLYMPTON PL7 2GU

ACCOMMOATION

Obscured uPVC door with leaded light panel opening into the entrance hall.

ENTRANCE HALL 18'8" x 3'6" (5.69 x 1.08)

Doors leading off to the cloakroom, lounge and kitchen/breakfast room. Staircase rising to the first floor landing.

CLOAKROOM 5'4" x 2'10" (1.64 x 0.87)

Matching suite comprising close-coupled wc and wall-mounted wash hand basin with a tiled splash-back. Obscured uPVC double-glazed leaded light window to front.

KITCHEN/BREAKFAST ROOM 14'0" x 9'4" (4.28 x 2.85)

Matching base and wall-mounted unit with spaces for a Rangemaster cooker, washing machine, dishwasher and an upright fridge/freezer. Fitted cooker hood. Roll-edged laminate work surfaces with inset ceramic sink unit and a tiled splash-back. uPVC double-glazed leaded-light window to the rear. uPVC double-glazed leaded light door opening to the rear garden. Door opening into the dining room.

LOUNGE 15'9" x 11'7" (4.81 x 3.55)

Feature fireplace with a wood mantel, surround, marble inset and hearth with a glass-fronted gas fire. Twin wooden doors with glass panels opening into the dining room.

DINING ROOM 9'10" x 9'4" (3.0 x 2.86)

uPVC double-glazed French doors opening into the conservatory.

CONSERVATORY 9'11" x 9'2" (3.04 x 2.8)

Constructed in uPVC double-glazing beneath a polycarbonate roof, with uPVC double-glazed French doors opening to the garden. Tiled floor.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation.

BEDROOM ONE 13'8" x 9'1" (4.17 x 2.79)

Fitted wardrobes with shelving, hanging rail and mirrored sliding doors to one wall. 2 uPVC double-glazed leaded light windows to front.

BEDROOM TWO 9'4" x 8'9" plus door access (2.86 x 2.67 plus door access)

Fitted wardrobe with shelving and hanging rail. uPVC double-glazed leaded light window to the rear overlooking the garden.

BEDROOM THREE 12'4" x 6'9" (3.78 x 2.06)

uPVC double-glazed leaded light window to the rear overlooking the garden.

FAMILY BATHROOM 6'5" x 5'7" (1.96 x 1.71)

Matching suite comprising panelled bath with a mixer shower attachment, close-coupled wc and pedestal wash handbasin. Part-tiled walls. uPVC double-glazed leaded light window to the side.

OUTSIDE

The property is approached via a tarmac drive providing off-road parking for 1 to 2 vehicles to the fore of the property and garage. To one side is a section of lawn with some inset shrubs and plants. A wooden gate gives access to a path leading to the rear garden. To the rear is an enclosed south-facing garden with a paved patio seating area and a lovely lawn with shrubs running along 3 boundaries, with a wooden summer house at the rear boundary.

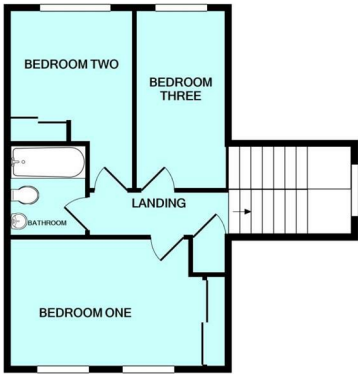
GARAGE 16'4" x 7'10" max (4.98 x 2.39 max)

Up-and-over door. Light and power available.

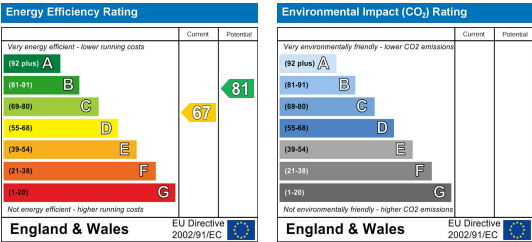
Area Map



Floor Plans



Energy Efficiency Graph



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