



40 Highglen Drive

Plympton, Plymouth, PL7 5LA

Offers Over £300,000



This well presented detached property located in a popular cul-de-sac in the Newnham area of Plympton, with accommodation briefly comprising an entrance hall, lounge, kitchen/diner, conservatory and downstairs wc with three bedrooms, master ensuite and family bathroom on the first floor. Outside there is a driveway and garage together with a lovely rear garden.



HIGHGLEN DRIVE, PLYMPTON, PLYMOUTH, PL7 5LA

ACCOMMODATION

Entrance via a uPVC double-glazed pattern glass front door opening into the entrance hall.

ENTRANCE HALL 6'11" x 6'3" (2.11 x 1.93)

Doors leading to lounge and wc. Stairs ascending to first floor landing.

LOUNGE 14'0" x 12'0" (4.29 x 3.68)

Double door leading through into the kitchen/diner. uPVC double-glazed window to the front elevation.

KITCHEN/DINER 15'7" x 9'10" (4.77 x 3.02)

Matching base and wall mounted units. Space for fridge-freezer, cooker, washing machine and dishwasher. Roll-edge laminate worktop inset 1 1/2 stainless-steel sink with mixer tap over. Stainless-steel extractor over cooker. Storage cupboard. Sliding double-glazed patio doors leading out into the conservatory. uPVC double-glazed window to the rear elevation. Boiler mounted to wall.

CONSERVATORY 13'1" x 9'6" (4.01 x 2.92)

uPVC double-glazed windows to the rear and either side. uPVC double-glazed roof with UV filter protection. uPVC double-glazed doors leading into the garden.

WC 5'9" x 3'2" (1.77 x 0.97)

Close-coupled wc. Wall mounted wash handbasin. uPVC double-glazed patterned glass window to the front elevation.

LANDING

Doors leading to the bedrooms and family bathroom. Storage cupboard. Access to the loft via a drop down hatch.

BEDROOM ONE 12'3" x 9'10" (3.75 x 3.00)

Fitted sliding mirrored door wardrobes. Door to en suite. Storage cupboard over the stairs. uPVC double-glazed window to the front elevation.

EN SUITE 5'5" x 5'0" (1.67 x 1.53)

Matching suit of close-coupled wc, wash handbasin inset into vanity storage unit with mixer tap over. Corner shower unit with waterfall attachment. Chrome heated towel rail. uPVC double-glazed patterned glass window to the front elevation.

BEDROOM TWO 9'5" x 7'10" (2.88 x 2.39)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 8'11" x 6'0" (2.73 x 1.84)

uPVC double-glazed window to the rear elevation.

BATHROOM 6'2" x 5'5" (1.90 x 1.67)

Matching suit of close-coupled wc, pedestal wash handbasin, panelled bath with mixer shower attachment. Extractor fan. uPVC double-glazed patterned glass window to the side elevation.

GARAGE 17'8" x 9'4" (5.41 x 2.85)

Up-and-over garage door. Power and lighting.

OUTSIDE

The property is approached via a tarmac driveway leading to the garage. To one side is an area of stone chippings. The enclosed westerly facing rear garden is mainly laid to lawn, in one corner is a raised decking area with courtesy door into the garage and the opposite corner is a patio perfect for entertaining and spending time with the family. The garden is tastefully decorated with an arrangement of pot plants and raised flower beds.

AGENTS NOTE

Plymouth City Council
Council Tax Band:D

Mains electricity and gas
Mains water and sewerage

Area Map



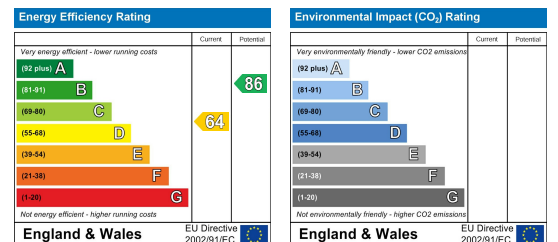
Floor Plans



1ST FLOOR



Energy Efficiency Graph



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