



## 118 Merafield Road

Plympton, Plymouth, PL7 1SJ

£320,000



This bright, spacious family home is situated in the Merafield area of Plympton & offers immaculately-presented accommodation including an entrance porch & hall, lounge & open plan kitchen/diner together with 3 bedrooms & the family bathroom. There is a low-maintenance area of garden to the front with a driveway leading to the garage & to the rear there is an generous, sunny, enclosed garden with stunning views out over Plympton - perfect for entertaining & safe for children to play in.



MERAFIELD ROAD, PLYMPTON, PLYMOUTH PL7 1SJ

ACCOMMODATION

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

ENTRANCE PORCH

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

ENTRANCE HALL 12'6" x 5'10" (3.83 x 1.78)

Open plan access to the kitchen/diner. Stairs ascending to the first floor landing with storage cupboard beneath housing the boiler. Further storage cupboard with space and plumbing for a washing machine and tumble dryer. uPVC double-glazed window to the side elevation.

KITCHEN/DINER 18'8" x 15'10" (5.69m x 4.83m)

18'8" narrowing to 12'0" x 15'10" narrowing to 8'0".(5.69 narrowing to 3.68 x 4.83 narrowing to 2.46). Fitted with a contemporary, matching range of base and wall-mounted units incorporating a composite square-edged worktop with inset 4-ring electric hob and inset one-&-a-half drainer stainless-steel sink with adjustable mixer tap. Integrated fridge and double freezer. Integrated Bosch oven. uPVC double-glazed windows to the side and rear elevations. 2 uPVC double-glazed Velux roof windows. uPVC double-glazed bi-folding doors opening to the veranda. Open plan access into the lounge.

LOUNGE 14'6" x 12'4" into the bay (4.42 x 3.76 into the bay)

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

FIRST FLOOR LANDING 8'5" x 7'4" (2.58 x 2.26)

Doors providing access to the first floor accommodation. Drop-down hatch, with pull-down ladder, to partially-boarded, insulated loft with power and lighting. uPVC double-glazed window to the side elevation.

BEDROOM ONE 11'11" x 11'5" (3.65 x 3.48)

A bright, spacious room with 2 built-in double wardrobes and a uPVC double-glazed window to the rear elevation with views out over Plympton.

BEDROOM TWO 11'11" x 9'9" (3.65 x 2.98)

Built-in double wardrobe. uPVC double-glazed window to the front elevation with views towards Hardwick Woods.

BEDROOM THREE 8'4" x 7'4" (2.55 x 2.25)

Currently being used as a music room, this room is a spacious bedroom with a uPVC double-glazed window to the front elevation with views towards Hardwick Woods.

BATHROOM 6'2" x 5'7" (1.88 x 1.72)

A pristine, contemporary bathroom comprising a panelled bath with a waterfall shower over and additional hand-held shower, wash handbasin set onto a tiled pedestal with mixer tap and low-level wc. Chrome heated towel rail. Dual aspect with obscured uPVC double-glazed windows to the side and rear elevations. Partially-tiled walls. Fully-tiled floor.

GARAGE

Up-&-over door

OUTSIDE

The property is approached via a brick-paved driveway, bordered by an area laid to stone chippings, leading to a set of wooden gates, providing access to the garage and the rear garden. The rear garden offers stunning views across Plympton and beyond and is a perfect area for entertaining but also for young children to play in. The garden is laid to tiers, with the top laid to a slate veranda and the middle levels laid to lawn, separated by a raised border of stone chippings and decorative plant pots. The lower level is laid to bark chippings and a raised, decked area currently housing a shed and a greenhouse to the other side.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

SERVICES

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

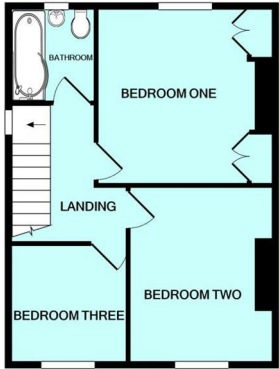
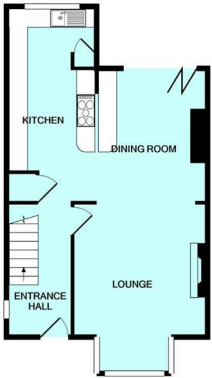
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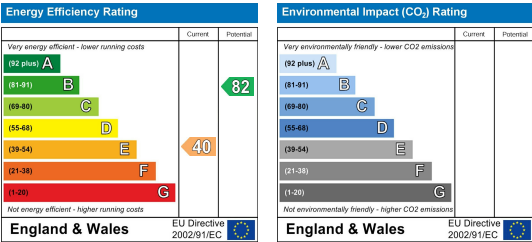
Area Map



Floor Plans



Energy Efficiency Graph



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