



## 17 Yealmpstone Drive

Plympton, Plymouth, PL7 1HE

**Offers Over £270,000**



This family home is situated within the popular Chaddlewood area, close to local schools & amenities & briefly comprises an entrance hall, lounge, dining room & kitchen whilst upstairs there are 3 bedrooms & the family bathroom. A driveway provides off-road parking to the front of a garage, with a garden to the front & a sunny, enclosed garden to the rear.





YEALMPSTONE DRIVE, PLYMPTON, PLYMOUTH, PL7 1HE

ACCOMMODATION

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

ENTRANCE HALL 13'1" x 5'11" (4 x 1.81)

Doors providing access to the lounge and the kitchen. Stairs ascending to the first floor landing with storage beneath.

LOUNGE 12'9" x 10'9" (3.91 x 3.28)

Gas fire set onto a polished stone hearth with surround and wooden mantel over. Open plan access into the dining area. uPVC double-glazed window to the front elevation.

DINING ROOM 10'9" x 9'6" (3.30m x 2.91)

uPVC sliding patio door opening onto a balcony.

KITCHEN 10'10" x 7'1" (3.31 x 2.18)

Recently fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with an inset stainless-steel sink and mixer tap. Inset 4-burner gas hob with stainless-steel extractor over. Integrated oven and grill. Spaces for a washing machine, dishwasher and an under-counter fridge. uPVC double-glazed sliding patio door opening to the balcony. uPVC double-glazed window to the side elevation.

FIRST FLOOR LANDING 8'3" x 7'6" (2.54 x 2.30)

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

BEDROOM ONE 12'9" x 10'2" (3.89m x 3.11)

Fitted triple wardrobe. Airing cupboard. uPVC double-glazed window to the front elevation.

BEDROOM TWO 11'5" x 9'3" (3.49m x 2.82m)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 9'6" x 6'5" (2.90m x 1.97m)

Storage cupboard. uPVC double-glazed window to the front elevation.

BATHROOM 7'4" x 6'0" (2.25m x 1.85m)

Fitted with a matching suite comprising a panelled bath with an electric shower over, sink inset into a storage unit and a low-level wc. Chrome heated towel rail. Obscured uPVC double-glazed windows to the rear elevation.

GARAGE 18'8" x 8'3" (5.71m x 2.54m)

Up-and-over door. Power and lighting. Courtesy door to the rear opening onto the balcony.

OUTSIDE

The property is approached via a concrete driveway leading to the garage, bordered by an area laid to lawn with shrubs. The rear garden is southerly facing, fully enclosed and laid to tiers. The upper tier is a balcony seating area with steps leading down to a lawn with a bordering flower bed and a small slabbed area. Further steps lead down to the lower tier, again laid to lawn and a small patio area.

COUNCIL TAX PCC

Plymouth City Council

Council Tax Band: C

PLYMPTON SERVICES

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

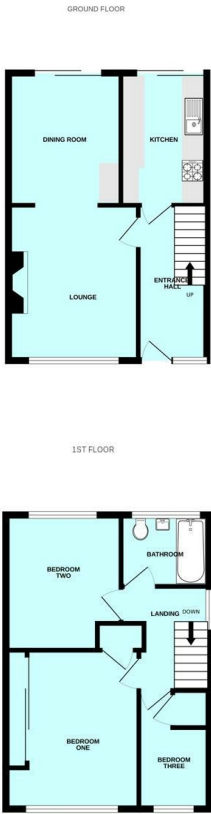
WHAT3WORDS

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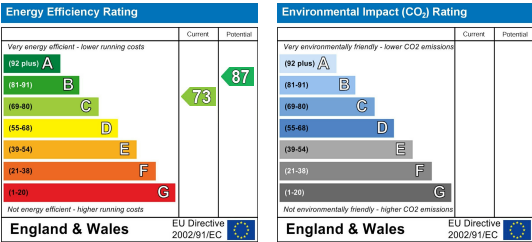
Area Map



Floor Plans



Energy Efficiency Graph



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