



## 11 Braddons Hill

Plympton, Plymouth, PL7 4RT

**Offers Over £325,000**



Situated in the popular Woodford area, with a primary & junior school & a park within easy walking distance, this property is being offered with no onward chain. The current layout includes an entrance porch & hall, lounge, dining room, kitchen & conservatory together with 3 double bedrooms, a bathroom & separate wc. Outside, to the front there is a garage & driveway providing off-road parking for one vehicle & a generous wrap-around garden. Positioned on a corner plot, the property has planning permission for multiple extensions providing an excellent opportunity for development into a substantial family home. Planning Reference: 25/00497/FUL



BRADDONS HILL, PLYMPTON, PLYMOUTH PL7 4RT

ACCOMMODATION

uPVC double-glazed door, with inset decorative glass panel, opening into the entrance porch.

ENTRANCE PORCH 7'2" x 2'8" (2.20 x 0.83)

Wooden door, with inset obscured glass panels, opening into the entrance hallway. uPVC double-glazed window to the front elevation.

ENTRANCE HALLWAY 14'0" x 5'10" (4.27 x 1.80)

Door leading to the living room. Sliding doors leading to the dining room and kitchen. Stairs ascending to the first floor with storage cupboards beneath. uPVC double-glazed window to the side elevation.

LOUNGE 13'7" x 12'9" max (4.16 x 3.90 max)

Gas fireplace with a tiled hearth and surround (disconnected). uPVC double-glazed bay window to the front elevation. Open plan access into the dining room.

DINING ROOM 12'7" x 10'11" max (3.86 x 3.35 max)

uPVC double-glazed window looking into the conservatory.

KITCHEN 9'2" x 7'4" (2.81 x 2.26)

Range of matching base and wall-mounted units incorporating a roll-edged laminate worktop with a stainless-steel sink unit. Spaces for an oven and washing machine. uPVC double-glazed window to the side elevation. Wooden door, with inset glass panels, leading into the conservatory.

CONSERVATORY 15'0" x 5'11" (4.59 x 1.81)

uPVC double-glazed windows to the side elevations. uPVC double-glazed double doors leading to the rear garden.

FIRST FLOOR LANDING 11'0" x 2'7" (3.37 x 0.81)

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

BEDROOM ONE 13'8" x 11'5" max (4.18 x 3.50 max)

Built-in wardrobe. uPVC double-glazed window to the front elevation.

BEDROOM TWO 12'8" x 11'6" max (3.87 x 3.52 max)

Built-in wardrobe. uPVC double-glazed window to the rear elevation.

BEDROOM THREE 10'0" x 6'11" (3.05 x 2.12)

Wall-mounted combi-boiler. uPVC double-glazed window to the rear elevation.

BATHROOM 6'11" x 4'10" (2.11 x 1.49)

Panelled bath with electric shower over and glass shower screen and pedestal wash handbasin. Obscured uPVC double-glazed window to the side elevation.

SEPARATE WC 3'10" x 2'7" (1.19 x 0.81)

Close-coupled wc. Obscured uPVC double-glazed window to the side elevation.

OUTSIDE

The property is approached via a metal gate into the front garden, which is laid to stone chippings, bordered by mature hedging. A brick path leads to the front door and continues around the side of the property. A wooden gate opens to the side garden which is also laid to stone chippings. A further wooden gate leads to the rear garden. The rear garden is a generous, westerly-facing garden which wraps around to the side. It is fully-enclosed by a fence, a wall and mature bushes, predominantly paved, with a small area of stone chippings. Wooden, lockable bin store. Wooden gate providing access to the garage.

GARAGE 17'4" x 8'3" (5.30 x 2.54)

The garage is accessed by car from Park Close. Manual roller door. 2 single-glazed windows to the rear elevation. 3 single-glazed windows to the side elevation.

COUNCIL TAX

Plymouth City Council

Council Tax Band: C

SERVICES

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

WHAT3WORDS

///bumps.thick.laptop

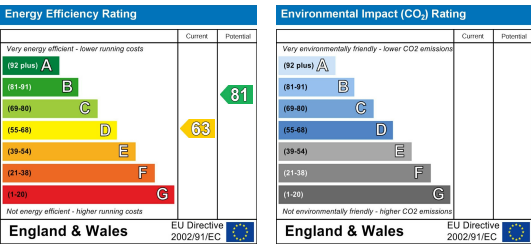
Area Map



Floor Plans



Energy Efficiency Graph



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