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LUKE BOON

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exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



899 SQ.FT



FREEHOLD

LITCHFIELD CLOSE PLYMPTON, PL7 2UU PRICE £270,000

Beautiful family home, with large,
level rear garden, open plan living
space & three bedrooms.
Four piece bathroom, outside store
room & a garage.



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Litchfield Close is a quiet cul-de-sac, accessed via Kingston Drive. Located close to both Chaddlewood and Glen Park Primary Schools, Litchfield Close has pedestrian access to a large communal green space located behind the property and is positioned close to a bus route giving access to the Ridgeway, Chaddlewood Shopping Centre and Plymouth City Centre.

Plympton is a popular suburb in Plymouth which has an abundance of local amenities, including Doctors surgeries, Dentists, Pharmacies, schooling, green spaces and health and leisure centres. The Ridgeway Shopping Centre has a wide range of local and national, traders, eateries and pubs.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into a porch which has space for shoes and coats and a door which leads into the hallway. The hallway has a solid oak door leading into the lounge and has stairs leading up to the first floor.

The lounge area is a great size and has a large window to the front elevation, an under stairs storage cupboard which houses the combi-boiler and a walk way through to the kitchen/dining room. The whole of the ground floor offers excellent open plan living space and has a set of French doors which open out onto the rear garden.

The kitchen/dining room is a great size and has a superbly presented kitchen, which has a wide range of wall and base mounted units and space for a range of appliances. There is a window to the rear elevation overlooking the rear garden, tiled splash backs and a breakfast bar which divides the room perfectly.

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Upstairs, the first floor landing has access to all three bedrooms and the family bathroom. There is a window to the side elevation, an airing cupboard with a radiator and a loft hatch.

The main bedroom is located at the front of the property and has large fitted mirrored wardrobes, there is a large window to the front elevation, offering superb views over the surrounding area. Bedroom two is a smaller double, with a window to the rear elevation. Bedroom three is a single room, with a window to the front elevation and a large fitted wardrobe.

The bathroom is fully tiled, with a panelled bath, corner shower, vanity unit with a hand wash basin and a low level w/c. There are two obscured windows to the rear elevation, a heated towel rail, tiled splash backs and an extraction fan.

Externally, the rear garden has a large patio area which leads through to a level lawn and a raised patio area at the rear. The rear garden is private and gives access to the outside store room and has a gate which leads through to the side of the property.

The outside store room has power and lighting and a window to the side elevation. There is a garage with an up and over door, located in a block, close to the property.

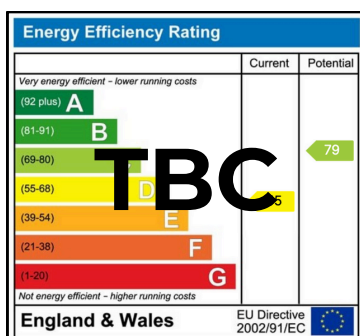
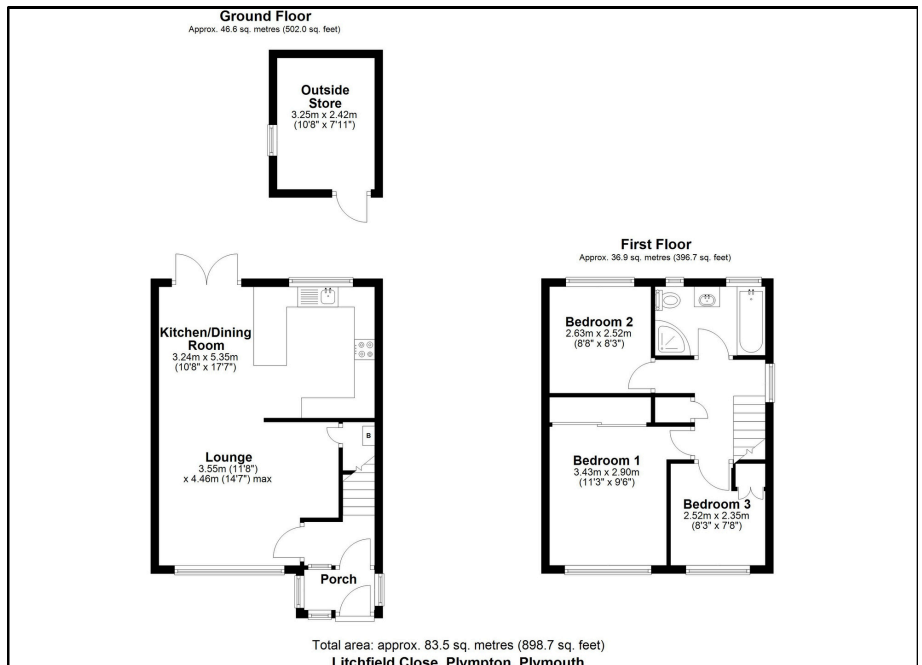
Tenure & Services

Tenure - Freehold

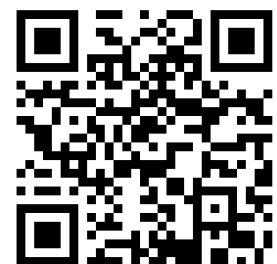
EPC - TBC

Council Tax Band - C

Services - Mains Water, Electricity, Gas & Drainage. Connected to Fibre Broadband



Local Authority	Council Tax
City Of Plymouth	Band: C
	Annual Price: £2,067
Conservation Area	Flood Risk
No	Very low
Floor Area	Plot Size
0 ft ² / 0 m ²	0.06 Acres (2 Plots)
Mobile Coverage	Broadband
EE	Basic
Vodafone	Superfast
Three	Ultrafast
O2	
Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✓



Website Link