



## 10 Appledore Close

Glenholt, Plymouth, PL6 7NP

**£520,000**

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## APPLEDORE CLOSE, GLENHOLT, PLYMOUTH, PL6 7NP

### THE PROPERTY

The property was built about ten years ago by Taylor Wimpey quality Homes. The current owner has owned the property for about five years and during that time, upgraded and improved it particularly in regard to specification and range of improved features. A well kept spacious family home laid out over two storeys, having an integral double garage with remote controlled door. A spacious hall with deep under stairs storage cupboard, a good size front facing study with bay window and double doors to the generous size 18' lounge set to the rear with French doors overlooking and opening to the rear garden. A useful cloakroom/WC. At the rear the wow factor is the spacious 25' long modern light and airy quality fitted integrated kitchen/dining room, with two velux windows, two doors and windows with fitted electric blinds, on three sides, overlooking the back garden and with views to Dartmoor. There is a useful utility room with integrated washing machine and space for dryer.

At first floor level, a spacious landing gives access to five bedrooms, the large main bedroom and second guest bedroom both having en suite shower rooms and a well appointed family bathroom/WC.

Externally there is ample space to park and an integral generous size double garage with remote control door, a side access pathway leading through to the delightful landscaped enclosed back garden having an Italian theme with patios, lawn, lights and water features.

### LOCATION

Found tucked away at the end of this short private cul de sac of Appledore Close, located in the mature established

residential area of Glenholt. With a variety of local services and amenities close by including the George Junction Park & Ride scheme, The George Hotel, renowned for its carveries, close by stores include a Tesco superstore, a large Aldi and Lidl and popular schools lie nearby. The position is convenient for access into the city and nearby connections to major routes in other directions.

### ACCOMMODATION

#### GROUND FLOOR

#### PORCH

#### HALL

#### STUDY

13'1 x 12'7 max (3.99m x 3.84m max)

#### LOUNGE

18' x 12'9 max (5.49m x 3.89m max)

#### WC

Suite with WC and wash hand basin.

#### KITCHEN/DINING ROOM

25' x 13'6 (7.62m x 4.11m)

Quality integrated kitchen with stone work surfaces incorporating wide breakfast bar with three lights over. Integrated appliances include fridge, fridge/freezer, Zanussi four ring gas hob with glass splash back and extractor hood over, Zanussi dishwasher, one and a half bowl under mounted sink with flexible mixer tap, Zanussi double oven/grill and a good range of storage.

#### UTILITY ROOM

6'7 x 5'3 (2.01m x 1.60m)

Window to the rear. Wall mounted Ideal gas fired boiler serving the central heating and domestic hot water - there is

a smart heating control system managed via an app. Standard wet system with hot water tank. Solar thermal controls for hot water back up - there is a solar thermal roof mounted hot water heating panel that complements the gas boiler.

## FIRST FLOOR

### LANDING

#### **12'5 x 8' overall (3.78m x 2.44m overall)**

Airing cupboard housing large capacity hot water tank, pressurised heating system. Solar thermal controls for hot water back up.

### MAIN BEDROOM

#### **17'10 x 12'10 max (5.44m x 3.91m max)**

Two windows to the front.

### EN SUITE SHOWER ROOM

WC, wash hand basin and large shower.

### GUEST BEDROOM TWO

#### **15'9 x 11'10 max (4.80m x 3.61m max)**

Two windows to the front. Door to:

### EN SUITE SHOWER ROOM

WC, wash hand basin and shower.

### BEDROOM THREE

#### **12' x 11'2 (3.66m x 3.40m)**

Long views from the rear.

### BEDROOM FOUR

#### **13'4 x 7'11 (4.06m x 2.41m)**

Long views from the rear.

### BEDROOM FIVE

#### **8'9 x 7'11 (2.67m x 2.41m)**

From the rear with impressive views of Dartmoor.

### EXTERNALLY

Delightful landscaped gardens and grounds.

### DOUBLE GARAGE

#### **x 15'6 wide (x 4.72m wide)**

Remote controlled up and over door. Power and lighting.

### MAINTENANCE CHARGE

£350 per annum for upkeep of the street lamps, hedges, private road and soakaways.

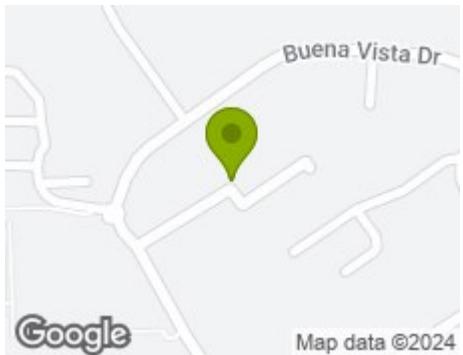
### AGENTS NOTE

Tenure - Freehold.

Council tax - Plymouth City Council. Band F.



## Road Map



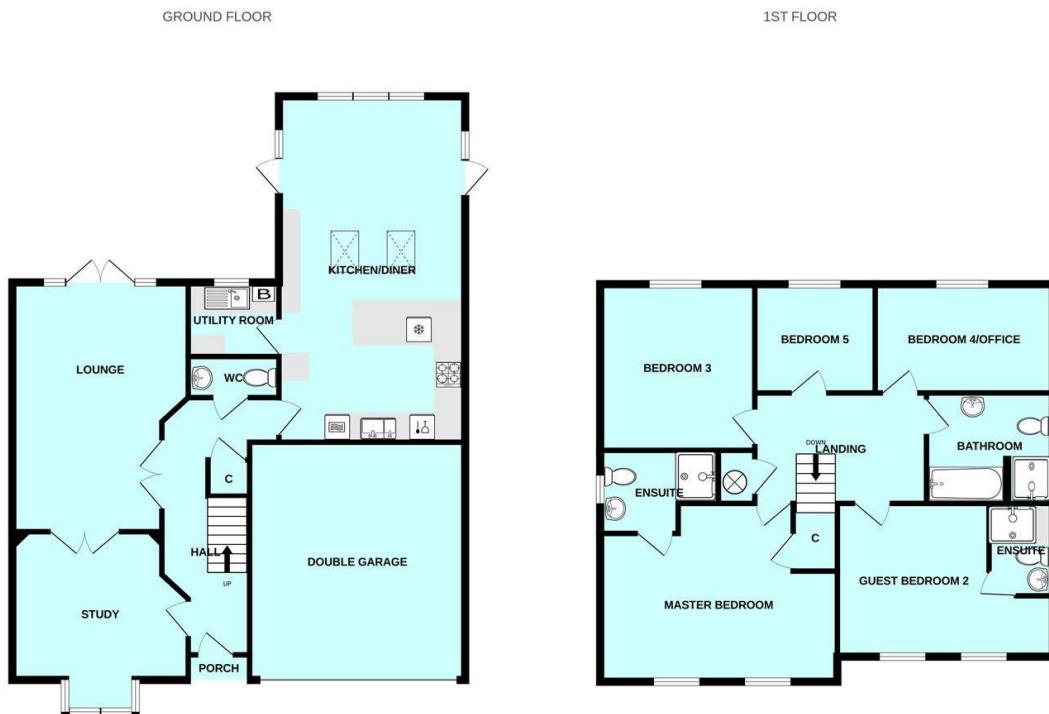
## Hybrid Map



## Terrain Map



## Floor Plan

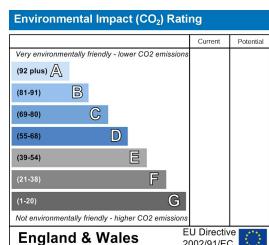
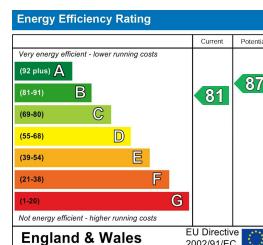


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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