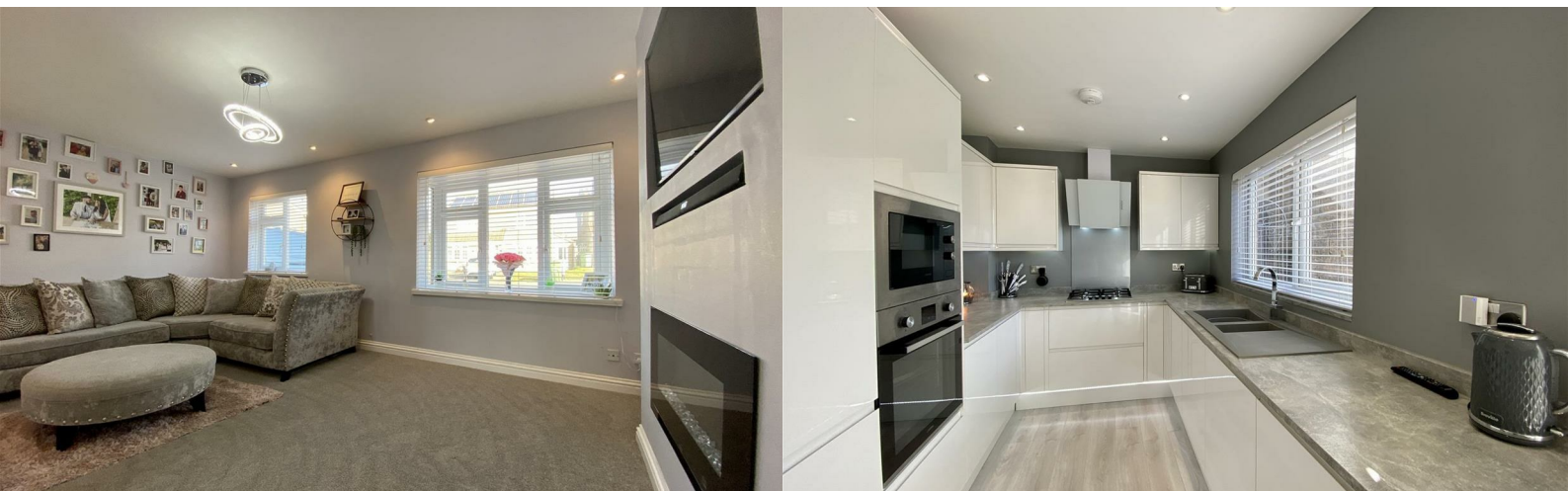




25 Colston Close

Roborough, Plymouth, PL6 6AY

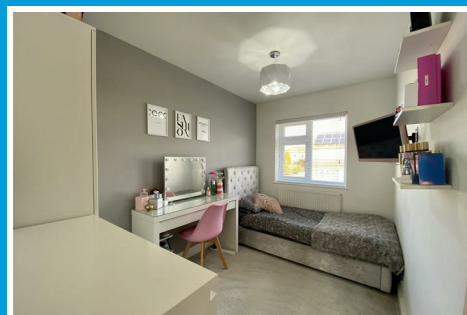
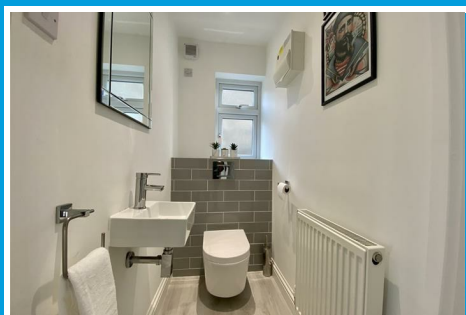
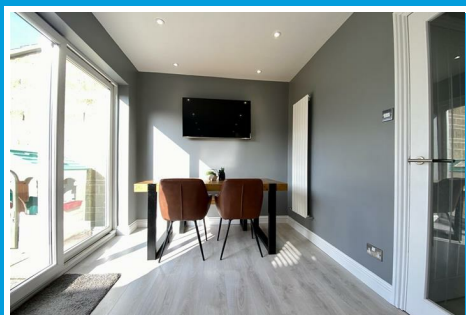
Offers Over £330,000



25 Colston Close

Roborough, Plymouth, PL6 6AY

Offers Over £330,000



COLSTON CLOSE, ROBOROUGH, PLYMOUTH, PL6 6AY

ACCOMMODATION

uPVC double-glazed door opens up into the entrance hall.

ENTRANCE HALL

L-shaped area with doors leading off through to the lounge, cloakroom, under-stairs storage cupboard & a wooden door with glazed panel which opens up into the open-plan kitchen/diner. Grey wood effect laminate flooring. Footwell. Contemporary graphite wall mounted upright radiator.

CLOAKROOM

5'10" x 3'2" (1.79 x 0.98)

Matching suite of close coupled wc with hidden cistern. Wall mounted wash hand basin. Obscured uPVC double-glazed window to the side. Extractor fan. Ceiling spotlights. Grey laminate wood flooring.

LOUNGE

18'6" x 11'3" (5.65 x 3.43)

Twin uPVC double-glazed windows to the front, one with a deep sill. Media wall with position for a sound bar, television & contemporary electric fan fire. Ceiling spotlights.

KITCHEN

18'6" x 7'11" (5.65 x 2.43)

Attractive modern kitchen with matching base & wall mounted high gloss units incorporating

integrated oven & microwave, upright fridge/freezer, washing machine & dishwasher. Roll edge laminate work surface has inset four ring gas hob with a contemporary extractor fan & 1.5 bowl sink unit with a mixer tap. Matching up stands & windowsill. Ceiling spotlights. uPVC double-glazed to the rear overlooking the garden. Ample space for a dining table. Wall mounted contemporary upright radiator. Grey laminate wood effect flooring. Sliding uPVC double-glazed door which opens out onto the rear garden.

FIRST FLOOR LANDING

Access hatch to roof void. Doors leading off through to the bedrooms & bathroom.

BEDROOM ONE

11'4" x 9'2" (3.46 x 2.8)

To include fitted wardrobes running along one wall with shelving & hanging rail. uPVC double-glazed window to the front.

BEDROOM TWO

11'3" x 7'1" plus door access (3.45 x 2.18 plus door access)

uPVC double-glazed window to the front.

BEDROOM THREE

9'1" x 8'0" (2.77 x 2.45)

uPVC double-glazed window to the rear overlooking the garden.

BEDROOM FOUR

9'2" x 8'0" max (2.81 x 2.46 max)

uPVC double-glazed to the rear overlooking the garden.

BATHROOM

7'3" x 6'0" (2.21 x 1.83)

Attractive modern suite of panelled bath with fitted shower over, dual shower heads both rainfall & handheld, close coupled wc, wall mounted wash hand basin inset into white high gloss vanity storage cupboard below with a tiled splash-back. Part-tiled walls. Gold effect heated towel rail. Ceiling spotlights. Extractor fan. Obscured uPVC double-glazed window to the side. Wall mounted mirror with fitted light, heated to be steam proof.

OUTSIDE

The property is approached via a tarmac drive allowing off-road parking for 4 vehicles to the fore of the property & garage. Outside tap.

GARAGE

16'1" x 11'0" (4.92 x 3.37)

Up & over door. Light & power available. Wrought iron gate which opens up into the rear garden.

GARDEN

To the rear an enclosed south facing rear garden with a large paved patio area & a main section of lawn. Boundaries are wood panelled fencing. Courtesy uPVC double-glazed door which opens into the side of the garage.

COUNCIL TAX

Plymouth City Council

Council Tax Band: D

SERVICES

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



Road Map



Hybrid Map

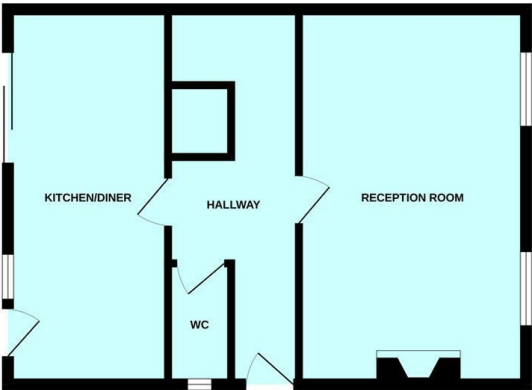


Terrain Map

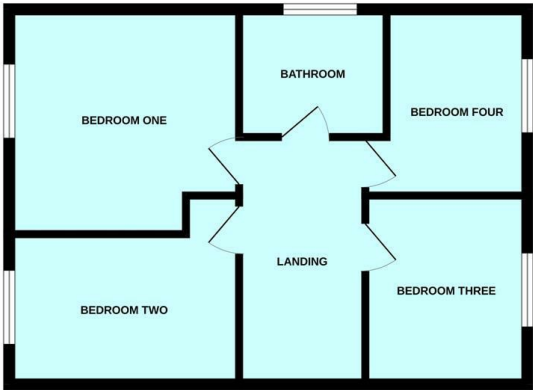


Floor Plan

GROUND FLOOR



1ST FLOOR

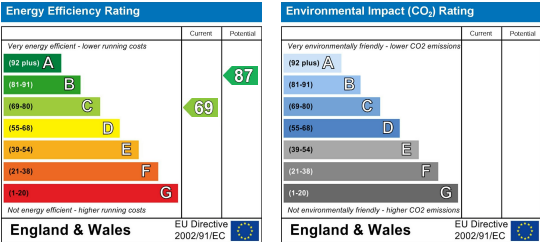


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Viewing

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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