

## Asking Price £240,000

**Charming chain-free three-bedroom semi-detached house in sought-after Plymstock. Elevated position with an entrance porch, spacious lounge, modern kitchen diner, and extended family room with garden access. UPVC double glazing, gas central heating, enclosed gardens, patio, elevated lawn, and off-road parking. Novahomes strongly recommend an early viewing to avoid disappointment.**

# novahomes

Established 2008

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## Reddicliff Close, Plymstock, PL9 9QJ

Introducing a charming three-bedroom semi-detached house in the sought-after area of Plymstock, offered chain-free. This delightful home is situated in an elevated position, providing a pleasant outlook. Upon entering, you are greeted by an entrance porch leading into a spacious lounge, perfect for relaxing with family and friends. The modern kitchen diner offers a functional and stylish space for cooking and dining. Additionally, the ground floor benefits from an extension that has created a generous family room with direct access to the garden, ideal for entertaining or as a play area. Upstairs, the first floor comprises three well-proportioned bedrooms, each designed to accommodate a growing family, along with a family bathroom. Outside, the property features enclosed gardens. Immediately to the rear, there is a patio area, perfect for outdoor dining, with steps leading up to an elevated lawn and planting area, offering a wonderful space for gardening enthusiasts or children to play. The property also boasts UPVC double glazing, gas central heating, and convenient off-road parking opposite. Available to view now, this home represents an excellent opportunity to acquire a lovely property in a prime location. Don't miss out on making this your new home.

### LOUNGE

4.89m (16'1") x 3.71m (12'2")

### KITCHEN/DINER

4.72m (15'6") x 2.61m (8'7")

### FAMILY ROOM/STUDY

3.08m (10'1") x 10.89m (35'9")

### BEDROOM ONE

3.68m (12'1") x 2.64m (8'8")

### BEDROOM TWO

3.2m (10'6") x 2.88m (9'5")

### BEDROOM THREE

2.6m (8'6") x 1.96m (6'5")

### Viewing Arrangements

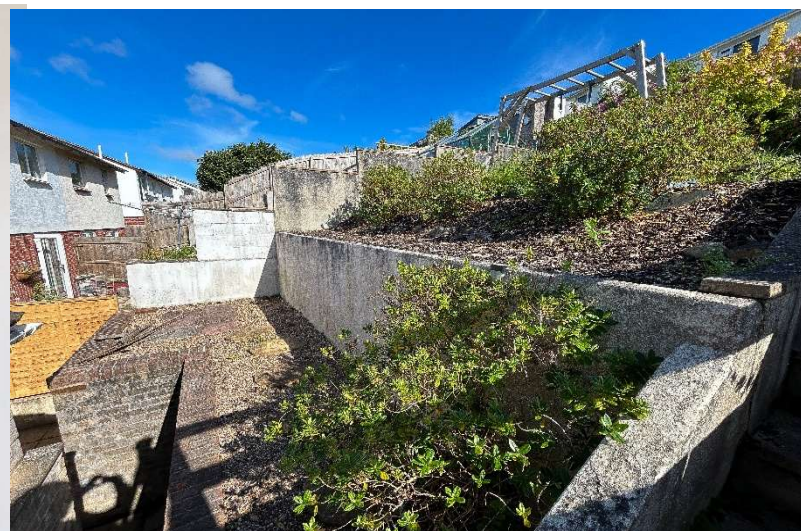
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.





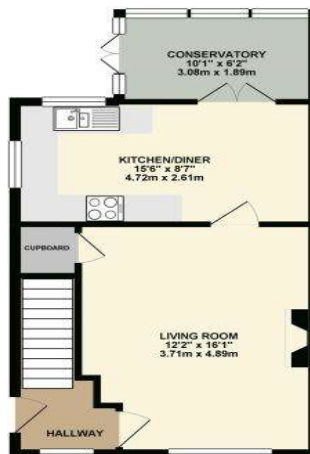




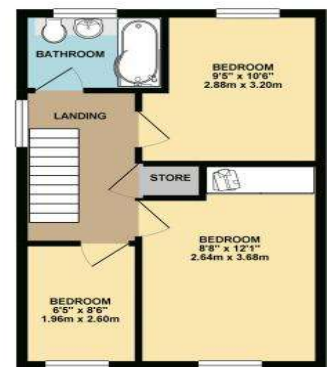


GROUND FLOOR 444.24 sq. ft.  
(41.27 sq. m.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(56-68)	<b>D</b>	83	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



1ST FLOOR 381.77 sq. ft.  
(35.47 sq. m.)



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

TOTAL FLOOR AREA: 826.02 sq. ft. (76.74 sq. m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be used as a substitute for a professional survey. The floorplan is for guidance only and should be used in conjunction with a professional survey. The floorplan is not intended to be used as a substitute for a professional survey. The floorplan is not intended to be used as a substitute for a professional survey. The floorplan is not intended to be used as a substitute for a professional survey.

