



## Asking Price £280,000

Situated in the ever-popular Edwards Drive, Plympton, this well-presented three bedroom semi-detached family home offers comfortable modern living with excellent practicality, ideal for growing families or those looking to downsize without compromise. The property is approached via a private paved driveway providing off-road parking and access to an integral garage with electric roller door, offering secure parking or valuable storage. Internally, the home is presented in excellent decorative order throughout. On the ground floor, a welcoming entrance hall leads into a spacious lounge/dining room, thoughtfully arranged to provide defined living and dining areas. The room opens directly onto the rear garden and initial composite decked covered seating area, creating an excellent space for entertaining or family living. The modern fitted kitchen is finished with a range of contemporary wall and base units, ample worktop space, providing a practical and stylish cooking environment. To the first floor, the accommodation continues with three bedrooms, comprising two doubles and a well-proportioned single room, ideal for a child's bedroom, home office or nursery. The accommodation is completed by a modern family bathroom, fitted with a contemporary suite including bath with shower over, wash hand basin and WC. Externally, the property benefits from a level, enclosed rear garden, designed for ease of maintenance and ideal for children, pets or outdoor entertaining. The garden enjoys a good degree of privacy and offers direct access from the living space. Located within a sought-after residential area, the home is conveniently positioned for local schools, amenities, transport links and Plympton town centre, making it an excellent long-term family purchase.

**Edwards Drive, Plympton, PL7 2SU**

## Accommodation Comprises

### Ground Floor

#### Entrance Hall

Doors to principal rooms, stairs rising to first floor.

#### Lounge / Dining Room

**3.67m x 5.63m (12' x 18' 6")**

Spacious dual-purpose room with ample space for seating and dining, patio doors opening to rear garden.

#### Kitchen

**3.12m x 3.03m (10' 3" x 9' 11")**

Modern fitted kitchen with a range of wall and base units, work surfaces, sink unit, space for appliances and window to rear.

### First Floor

#### Landing

Access to all first floor rooms and loft.

#### Bedroom One

**3.13m x 2.99m (10' 3" x 9' 10")**

Double bedroom with front aspect.

#### Bedroom Two

**2.56m x 2.68m (8' 5" x 8' 10")**

Further double bedroom overlooking the rear.

#### Bedroom Three

**1.80m x 2.85m (5' 11" x 9' 4")**

Ideal single bedroom, nursery or home office.

#### Bathroom

Modern suite comprising bath with shower over, wash hand basin and WC, finished with contemporary tiling.

### Outside

#### Front

Driveway parking and access to garage

#### Rear

Level, enclosed garden suitable for families and entertaining

#### Integral Garage

**5.33m x 2.84m (17' 6" x 9' 4")**

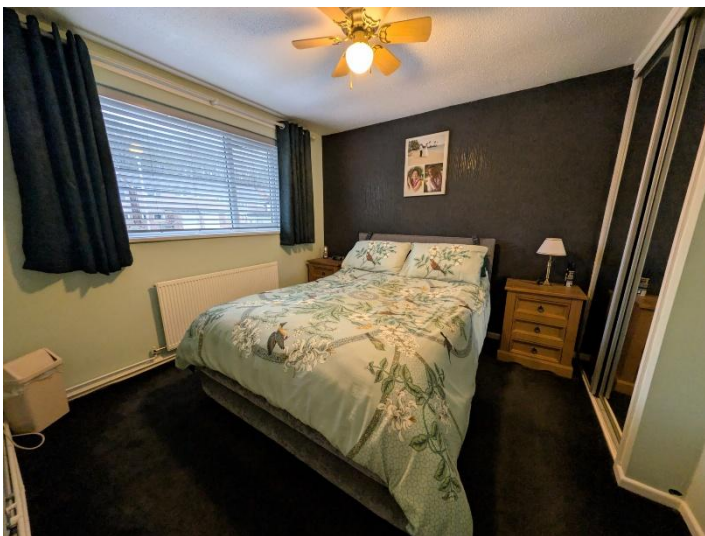
Electric roller door, power and lighting, internal access.

### 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.







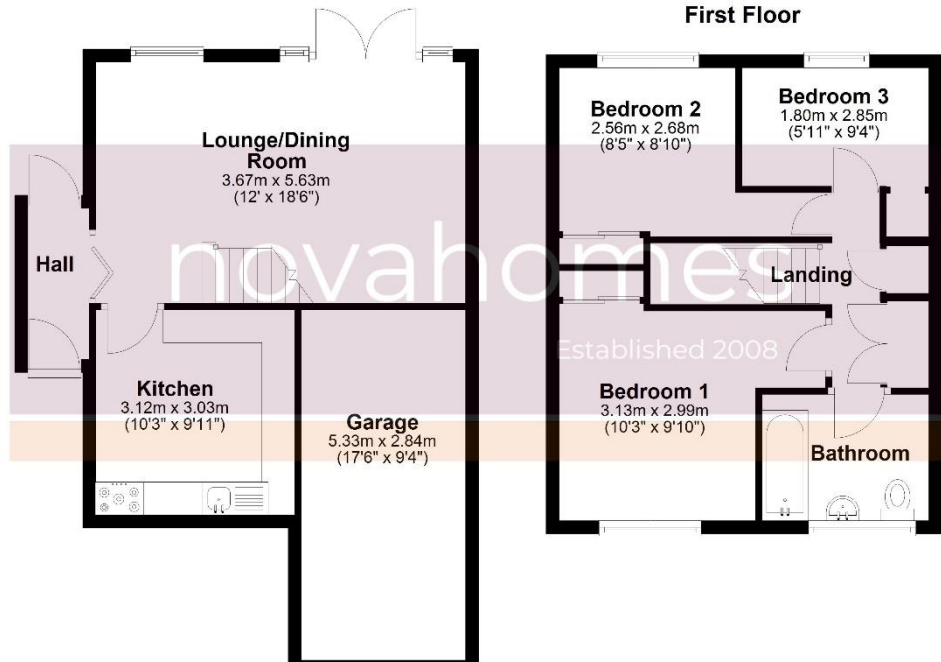




Ground Floor

First Floor

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| A   | (92-101) |                         | 81        |
| B   | (81-91)  |                         |           |
| C   | (69-80)  |                         |           |
| D   | (55-68)  | 63                      |           |
| E   | (39-54)  |                         |           |
| F   | (21-38)  |                         |           |
| G   | (1-20)   |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England & Wales                             |          | EU Directive 2002/91/EC |           |



**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.



**1%  
FEE**

**0<sup>WK</sup>  
CONTRACT**

**FULL SERVICE  
ESTATE AGENTS**

**NO SALE  
NO FEE**

