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LUKE BOON

POWERED BY
exp^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOMS



2 BATHROOM



1037 SQ.FT



FREEHOLD

MERAFIELD DRIVE
PLYMPTON
PL7 1TR

£350,000 - £375,000

Wonderful detached home, with open plan living space, main en-suite, south facing garden & newly installed solar panels & heat pump. No onward chain.



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This unique property has undergone a wealth of modernisation and improvement. The current vendors have installed a brand new central heating system and installed 22 solar panels, as well as a heat pump, new roof and two new bathrooms. This property is perfect for a professional couple or a small family.

Merafield Drive is a quiet cut-de-sac in the heart of Plympton. Giving easy access to Saltram House National Trust, local bus routes and The Ridgeway shopping district. 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.

The Property

You enter the property into an entrance porch which has space for shoes and coats and a door leading in to the main entrance hall.

The main entrance hall has doors leading through to the lounge and downstairs cloakroom plus stairs leading up to the first floor. The cloakroom has a low level w/c, hand wash basin and a heated towel rail.

The lounge is an excellent size and has a bay window to the front elevation, plus French doors leading through to the open plan kitchen/dining room. There is a large storage cupboard.

At the rear of the property is the open plan kitchen/dining room, which is an excellent size and leads through to a utility room. There is a fitted kitchen, with a range of appliances and breakfast bar which divides the room perfectly. There is space for a dining table and chairs and French doors which open out onto the rear garden.

The utility room has matching units to the kitchen, plus space for an American style fridge freezer and plumbing for a washing machine. There is a doorway leading through to the study, which does require some decorative modernisation. There is a door leading through to the garage store room.

Upstairs, the first floor landing gives access to all three bedrooms and the family shower room. There is a window to the side elevation.

The main bedroom is located at the front of the property and has two windows to the front elevation, giving far reaching views over the surrounding area. There is a newly installed en-suite shower room, with a large shower cubicle, low level w/c, hand wash basin and a heated towel rail, plus an obscured window to the front elevation. The main bedroom also has a built in storage cupboard.

Bedroom two is a good sized double with a window to the rear elevation. Bedroom three is a single room with a window to the rear elevation.

The shower room has been transformed and has a large walk in shower, low level w/c and a hand wash basin. There is a large heated towel rail, an extraction fan and an obscured window to the rear elevation.

Outside

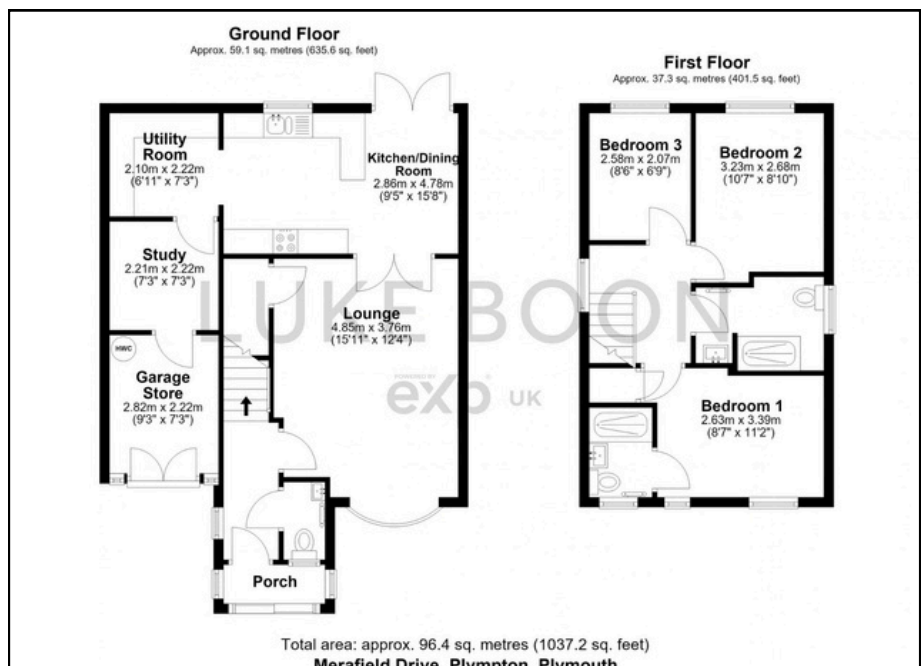
Externally, the rear garden is low maintenance and south facing, spreading over two large tiers. Accessed via the open plan kitchen/dining room, there is a large patio area with steps leading up to a large artificial lawn. There is a large shed which is included within the sale and a gate which leads through to the front of the property.

The front of the property has been hard paved and has parking for two vehicles. There is an electric car charging point.

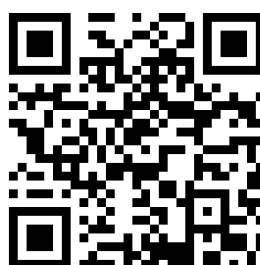
The garage store room houses the brand new central heating system. This is powered by solar panels and a heat pump, which also includes battery storage.

Tenure & Services

Tenure - Freehold
EPC - C
Council Tax Band - D
Services - Mains Water, Electricity & Drainage
Renewable - Solar Panels & Air Source Heat Pump



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Website Link

Any questions? Want to make an offer?
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