Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

11 Newnham Close

Plympton, Plymouth, PL7 5EA

£450,000

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Tucked away at the end of a quiet cul-de-sac on the edge of Plympton, this spacious 4-bedroom detached home offers excellent family accommodation, a detached double garage, generous parking, a private, enclosed garden, ideally positioned close to local shops, schools, parks and beautiful countryside walks. It perfectly combines peaceful surroundings with everyday convenience and also enjoys the additional benefit of privately owned solar panels which generate an income for the current owners.

NEWNHAM CLOSE, PLYMPTON, PLYMOUTH PL7 5EA

ACCOMMODATION

Covered entrance with a composite front door opening into the entrance hall and a double-glazed leaded-light motif window to one side.

ENTRANCE HALL 15'6 x 5'10 (4.72m x 1.78m)

Stairs rising to the first floor. Wood flooring. Storage cupboard. White panelled doors lead off to all rooms with a part-glazed bubble-glass door opening into the lounge.

LOUNGE 14'6 x 11'8 (4.42m x 3.56m)

uPVC double-glazed window overlooking the front. Feature limestone surround fireplace with inset 'Living Flame' coal-effect gas fire. Arch feature through to the dining room.

DINING ROOM 11'10 x 9'2 (3.61m x 2.79m)

uPVC double-glazed French doors opening onto the rear garden.

STUDY 9'8 x 8'1 (2.95m x 2.46m)

uPVC double-glazed window overlooking the front. Fixed desk unit and fitted shelves. Wood flooring.

DOWNSTAIRS WC 8'1x 5'1 (2.46mx 1.55m)

Fitted with a 2-piece white suite comprising a low-level wc and wash handbasin with mixer tap and cupboards below. Further fitted cupboards and large storage cupboards. Obscured-glass uPVC double-glazed window. Wood flooring.

KITCHEN 14'3 x 9'2 (4.34m x 2.79m)

Fully fitted with a range of units comprising eye-level wall cupboards with matching base cupboards and drawers and roll-edged laminate work surfaces over, with tiled surrounds, incorporating a stainless-steel one-&-a-half drainer sink unit with mixer tap. uPVC double-glazed window overlooking the rear garden. Integrated 4-ring gas hob with stainless-steel splash-back and extractor canopy over. Electric double oven. Plumbing for dishwasher with matching door front. Integrated ceiling spotlighting. Door to the utility room.

UTILITY ROOM 8'1 x 5' (2.46m x 1.52m)

Fitted with units matching the kitchen, comprising a full-length larder cupboard, double wall cupboard, single base cupboard with roll-edged laminate work surface over and tiled surround, incorporating a stainless-steel single-drainer sink unit with mixer tap. Plumbing for a washing machine. Space for a tumble dryer. Obscured-glass uPVC double-glazed door opening to the side of the property, with access to the front and rear.

FIRST FLOOR LANDING 6'5 x 6'1 (1.96m x 1.85m)

Built-in airing cupboard with slatted shelving housing the large hot water cylinder. Hatch to insulated, part-boarded roof space. White panelled doors leading off to all rooms.

BEDROOM ONE 12'7 x 11'9 (3.84m x 3.58m)

Deep sill uPVC double-glazed bay window overlooking the front. Fitted triple wardrobe with mirrored, sliding doors, hanging rails and shelving.

ENSUITE SHOWER ROOM 8'5 x 3'9 (2.57m x 1.14m)

Fitted with a 3-piece white suite comprising a fully-tiled shower cubicle with mains shower system, pedestal wash handbasin with tiled splash-back and low-level wc. Chrome heated towel rail. Extractor fan. Ceiling spotlighting. Obscured-glass uPVC double-glazed window.

BEDROOM TWO 12'5 x 9 (3.78m x 2.74m)

uPVC double-glazed window overlooking the rear with country view. Built-in double wardrobe with mirrored, sliding doors, hanging rails and shelves.

BEDROOM THREE 11'10 x 7'3 (3.61m x 2.21m)

uPVC double-glazed window overlooking the rear with country view. Built-in single wardrobe with hanging rail and shelf.

BEDROOM FOUR 10'8 x 7'6 (3.25m x 2.29m)

uPVC double-glazed window overlooking the front. Fitted desk unit and shelves. Over-stairs storage cupboard housing the solar panel inverter. Fully tiled around the bath with further half-tiled surrounds. Tiled floor. Chrome heated towel rail. Ceiling spotlighting. Extractor fan. Shaver point. Obscured-glass uPVC double-glazed window.

FAMILY BATHROOM 7'7 x 7' (2.31m x 2.13m)

Fitted with a 3-piece white suite comprising a 'P'-shaped bath with fitted mains shower, mixer tap with shower head attachment and shower screen, pedestal wash handbasin with mixer tap and low-level wc

OUTSIDE

To the front there is a private drive, with parking for 2 to the front of the garage and further parking along the side of the garage for another 2 vehicles. The front of the property is laid to decorative gravel and paved slabs, with pathways leading along both sides of the property to the rear garden. The rear garden is fully-enclosed with timber fencing and a hedgerow. The garden is laid to brick-paved patio and lawn with mature trees, a garden pond and 2 timber sheds. Outside power point. Outside cold water tap. Outside lighting - including a security light.

DETACHED GARAGE 16'9 x 16' (5.11m x 4.88m)

2 remote up-&-over doors. Power and light. Part-boarded overhead storage space.

COUNCIL TAX

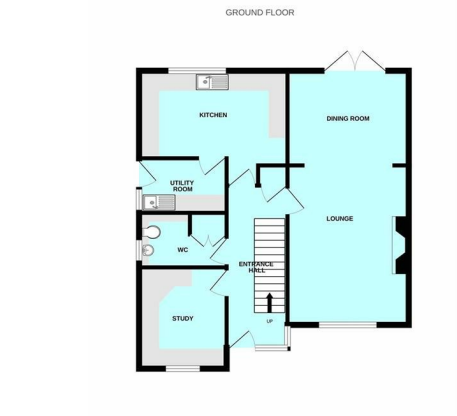
Plymouth City Council
Council Tax Band: E

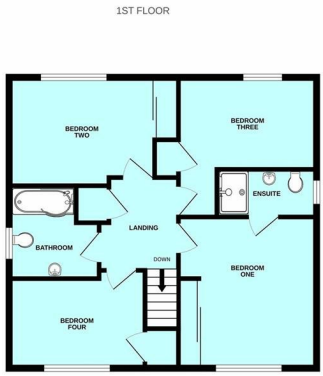
SERVICES

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

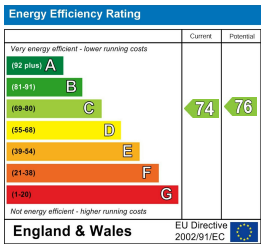
Area Map

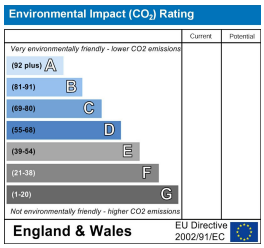
Floor Plans





Energy Efficiency Graph





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