





317 HEMERDON HEIGHTS, PLYMPTON

PLYMOUTH, PL7 2EY

£425,000

FREEHOLD

A substantial detached house comprising 4 bedrooms, ensuite and family bathroom. Lounge, dining room, kitchen/breakfast room and conservatory. The house has central heating, double glazing, a garage, driveway with additional parking areas and a really large rear garden.

MOVING ON estate agents
the property specialists

317 HEMERDON HEIGHTS

- Detached House with Large Garden
- 4 Bedrooms (Master Ensuite)
- 2 Receptions and Conservatory
- GCH and Double Glazing
- Driveway Parking and Garage





Entrance:

Door into:

Porch:

Storage cupbaord, door to garage and door to:

Hallway:

Stairs to first floor. Cupboard and doors to:

Cloakroom:

Low level wc, wash hand basin.

Dining Room: 5.15m x 2.89m (16'10" x 9'5")

Window to the front. Radiator

Lounge: 5.02m x 4.26m (16'5" x 13'11")

Radiator, sliding patio doors to the rear.

Kitchen/Breakfast Room: 5.13m x 2.64m (16'9" x 8'7")

Rand of base and wall units throughout with work surfaces over and splashbacks. Single oven, gas hob, bowl and a half sink unit.

Conservatory: 3.6m x 2.53m (11'9" x 8'3")

Patio doors onto decking. Windows to 3 sides.

Landing:

Storage Cupboards. Doos to:

Bedroom 1: 4.71m x 4.26m (15'5" x 13'11")

(Plus door recess). Built in cupboards, window to the rear. Door to:

Ensuite: 2.8m x 1.74m (9'2" x 5'8")

Corner shower, low level wc and wash hand basin. Window to the front.

Bedrooms 2: 5.15m x 2.9m (16'10" x 9'6")

(narrows to 2.14m at one end). Window to the front elevation

Bedroom 3: 2.79m x 2.63m (9'1" x 8'7")

Window to the rear.

Bedroom 4: 2.63m x 2.3m (8'7" x 7'6")

Window to the rear.

Bathroom:

Suite comprising panelled bath, double shower, low level wc and wash hand basin. Window to the front.

Garage: 4.89m x 2.38m (16'0" x 7'9")

Cellar Room: 4.34m x 2.19m (14'2" x 7'2")

Plus additional storage - Block built walls requiring rendering/dry lining etc. Could have many uses once completed.

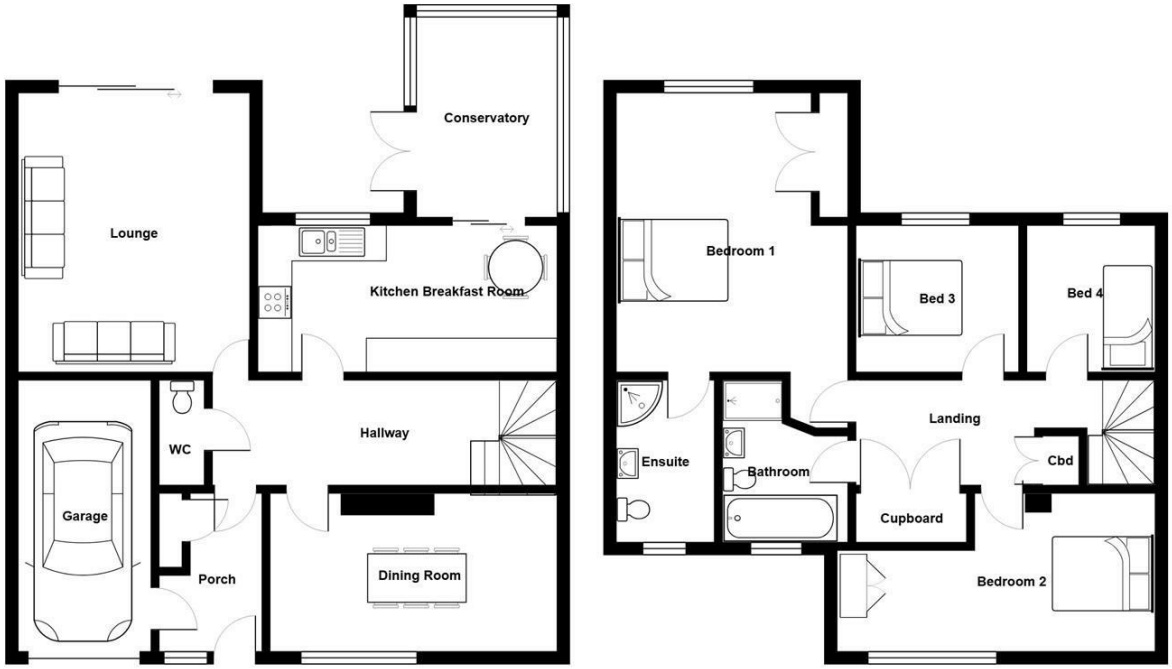
Outside Front:

To the front of the proeprty, there are a couple areas that could be used to park vehicles along with a gravelled driveway leading from the garage upto the road.

Outside Rear:

Immediately to the rear of the property is a decked area with steps that lead down to the garden level and access to the cellar area. The main garden is of generous proportions and feature a large grassed area. A pathway leades to do further garden areas which with some work couyld be cultivated/lawned or be turned into an area for vegetables etc. Let your imagination run wild!!

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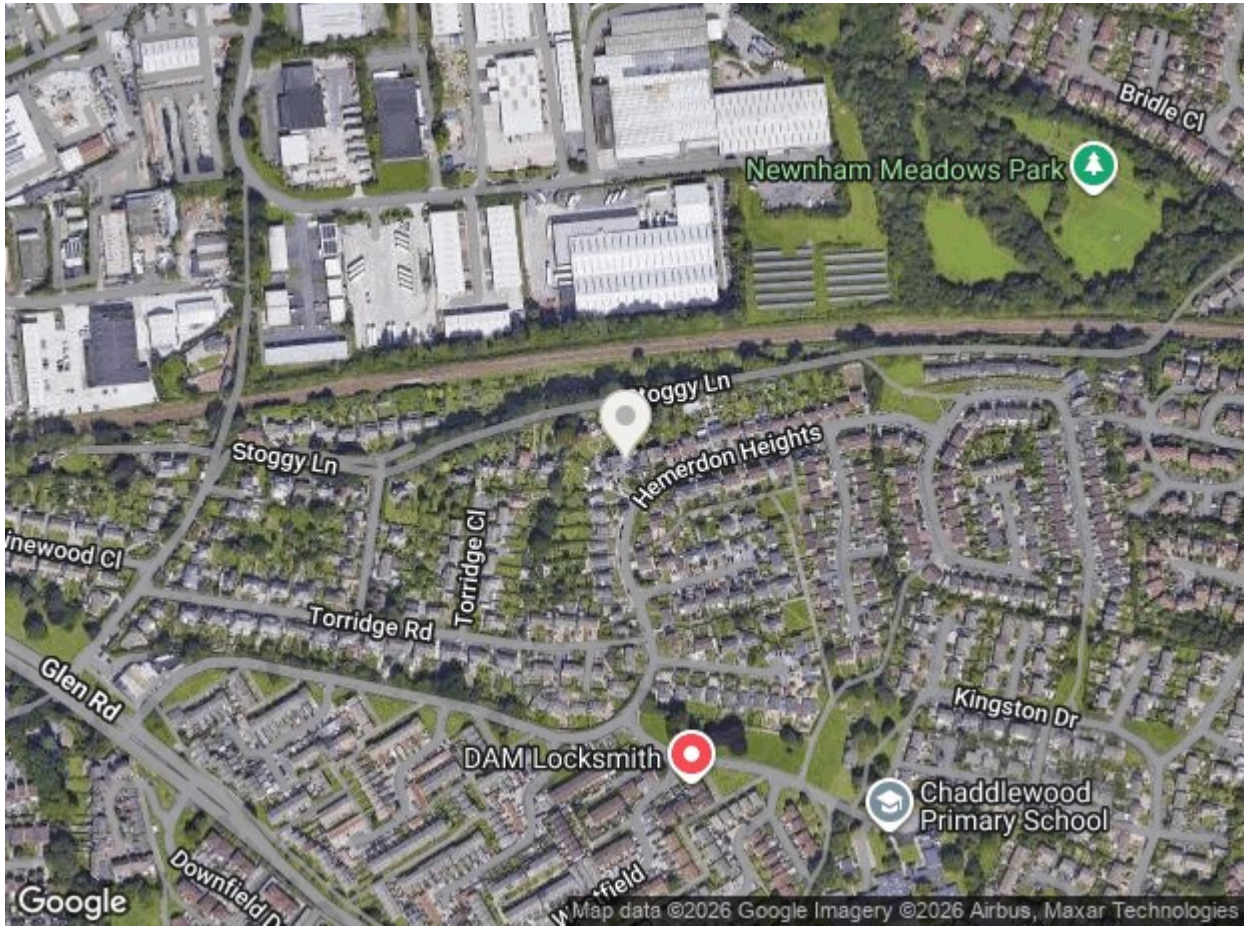


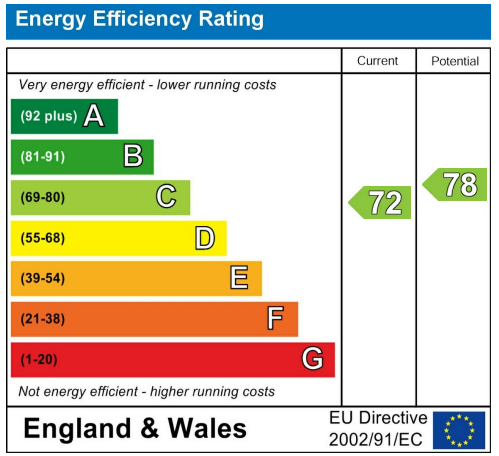
Total Area: 170.3 m² ... 1833 ft²











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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