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LUKE BOON

POWERED BY
exp UK
Personal Estate Agent



4 BEDROOMS



3 RECEPTION ROOM



1 BATHROOM



1212 SQ.FT



FREEHOLD

WEST PARK DRIVE
PLYMPTON PL7 2GZ
OFFERS OVER £350,000

Wonderful four bedroom detached family home with open plan living space, large conservatory, private south facing garden & double width driveway



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Located in a quiet cul-de-sac in Chaddlewood, Plympton, West Park Drive is situated close to Chaddlewood Shopping District, The Ridgeway and a local bus route.

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.

You enter the property into an entrance hall which has doors leading into the open plan living space and the fourth bedroom. There are stairs leading up to the first floor.

The open plan lounge/dining room is an excellent size with a bay window to the front elevation and a window to the rear elevation overlooking the rear garden. There is a feature fireplace plus French doors leading into the conservatory and a door leading into the kitchen.

The kitchen has a range of wall and base mounted units complete with a range of integral appliances including a double oven, four ring gas hob, under counter fridge and under counter washing machine. There is a window to the rear elevation and a door leading out to the rear garden.

At the rear of the property is the conservatory which is a wonderful size and has a sliding patio door leading out to the rear garden.

There is a vaulted ceiling and French doors leading into an inner hallway which leads through to the integral garage. The garage is a great size and has a newly installed up and over door.

Located at the front of the property is the fourth bedroom which is currently used as a study. The room is a good double size with a window to the front elevation.

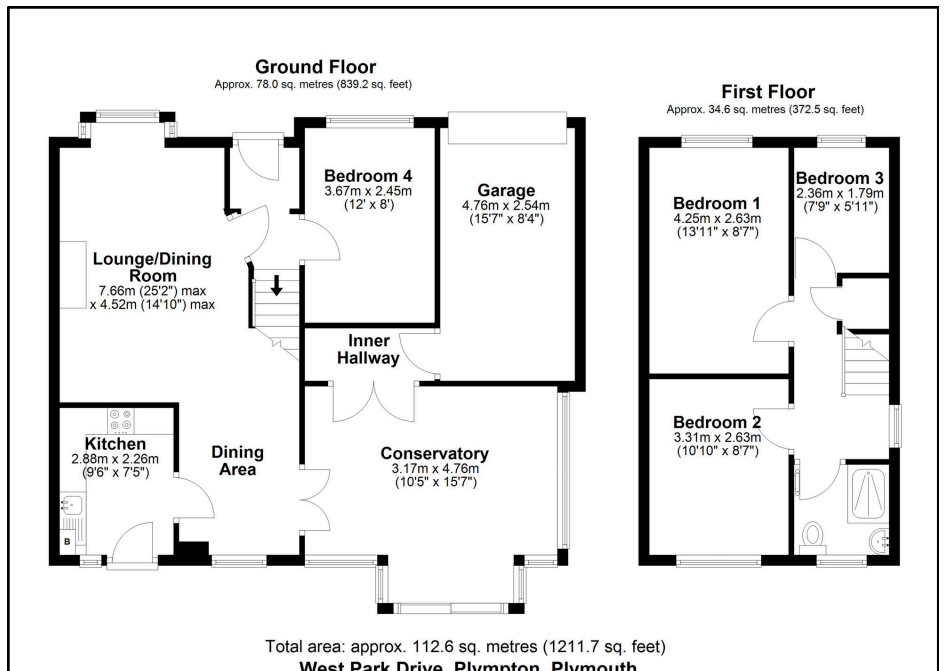
Upstairs the first floor landing gives access to bedrooms one, two, three and the shower room. There is a loft hatch and a built in storage cupboard. The main bedroom is located at the front of the property and is a good double size. Bedroom two is located at the rear of the property and is a good double size. Bedroom three is a large single and is currently used as a dressing room.

The shower room has a large curved shower cubicle, a low level wc, hand wash basin and a heated towel rail. There is an obscured window to the rear elevation, tiled walls and an extraction fan.

Externally, the front garden is laid to lawn with a double width driveway and a path leading up to the front door. There is a gate giving access to the side of the property.

The rear garden is level and south facing, with a large lawned area and a raised decked area. There is space for a large shed and hard paved area perfect for storage.

Tenure - Freehold
 EPC - C
 Council Tax Band - D
 Services - Mains Water, Electricity, Drainage, Gas. Connected to Fibre Broadband



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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?
 Please get in touch

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