



108 MERAFIELD DRIVE, PLYMPTON

PLYMOUTH, PL7 1TR

GUIDE : £400,000
FREEHOLD

Located in the popular Merafield area of Plympton not far from Hardwick Woods and the National Trusts Satram house, we are pleased to offer this modern detached house that benefits from double glazing, gas central heating, driveway parking for at least two vehicles, garage and gardens. This family home has accommodation comprising of 4 bedrooms (master ensuite), family bathroom, lounge/diner, kitchen/diner, conservatory and downstairs wc. Offered with no onward chain, an early viewing is highly recommended.



108 MERAFIELD DRIVE

- Detached Family Home
- 4 Bedrooms (master ensuite), Bathroom
- Lounge, Conservatory, Kitchen/Diner
- GCH, uPVC DG
- Gardens, Garage and Driveway Parking
- No Onward Chain



Entrance:

Front door leading into:

Hallway:

Radiator, stairs to first floor with cupboard below. Doors off to:

Cloakroom:

Low level wc, wash hand basin and window to the front.

Lounge/Diner: 5.79m x 3.15m (18'11" x 10'4")

Two radiators, contemporary black wooden vertical panelling to media wall. Curved window to the front elevation, folding wooden and glazed doors to:

Conservatory: 2.82m x 2.72m (9'3" x 8'11")

(at longest points) Glazed, with radiator and french style doors leading outside.

Kitchen/Diner:

Dual aspect room with window to the front and sliding patio doors to the rear.

Dining Area: 3.1m x 2.8m (10'2" x 9'2"v)

Vertical panel radiator, window to the side and sliding patio doors to the rear

Kitchen Area: 2.38m (7'9")

Range of wall and base units with roll edge work surfaces and tiled splashbacks. Stainless bowl and a half sink unit, gas hob with oven under and extractor over. Space for washing machine and larder style fridge. Radiator, window to the front and door into:

Garage: 4.79m x 2.42m (15'8" x 7'11")

Up and over door to the front, window and door to the rear.

Landing:

Storage cupboard, access to loft space and doors to:

Bedroom 1: 3.21m x 2.93m (10'6" x 9'7")

Built in wardrobes with mirrored sliding doors, radiator and window to the front. Door to:

Ensuite:

Shower cubicle with glazed screen, wash hand basin, low level wc and window to the front.

Bedroom 2: 3.09m x 2.87m (10'1" x 9'4")

(at widest point). Radiator, window to the side and built in wardrobe with sliding doors.

Bedroom 3: 3.22m x 2.1m (10'6" x 6'10")

Radiator, window to the side and storage cupboard.

Bedroom 4: 2.63m x 2.07m (8'7" x 6'9")

Radiator and window to the front.

Bathroom:

Suite comprising panelled bath with glazed screen and shower over. Low level wc and wash hand basin with cupboard below. Window to the front.

Outside:

To the front of the property is a solid driveway area, additional gravelled parking and a small grassed garden area. A gate gives access around the property.

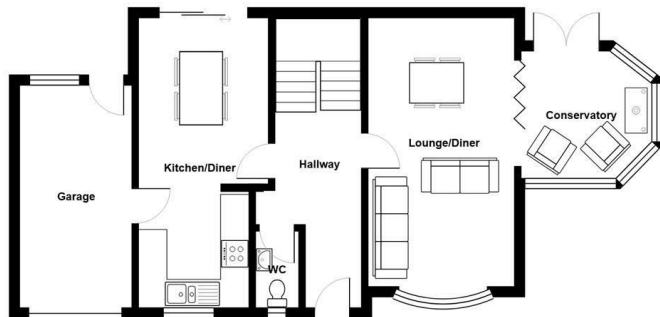
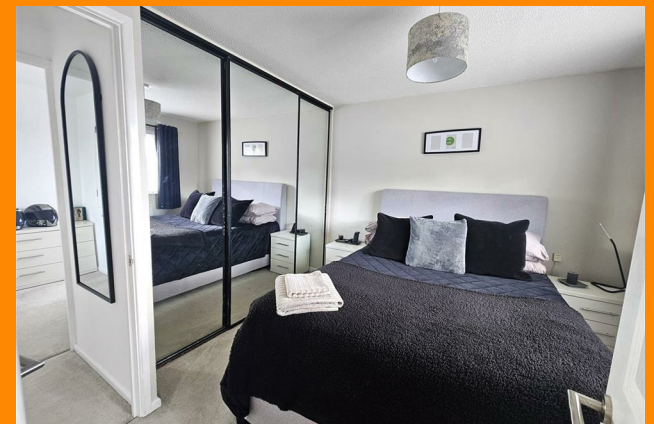
To the rear of the house is a timber built shed a patio area that runs the length of the house and leads down to the grassed garden with trees and shrubs. There is a further patio area to the rear/side of the conservatory and a further storage shed.

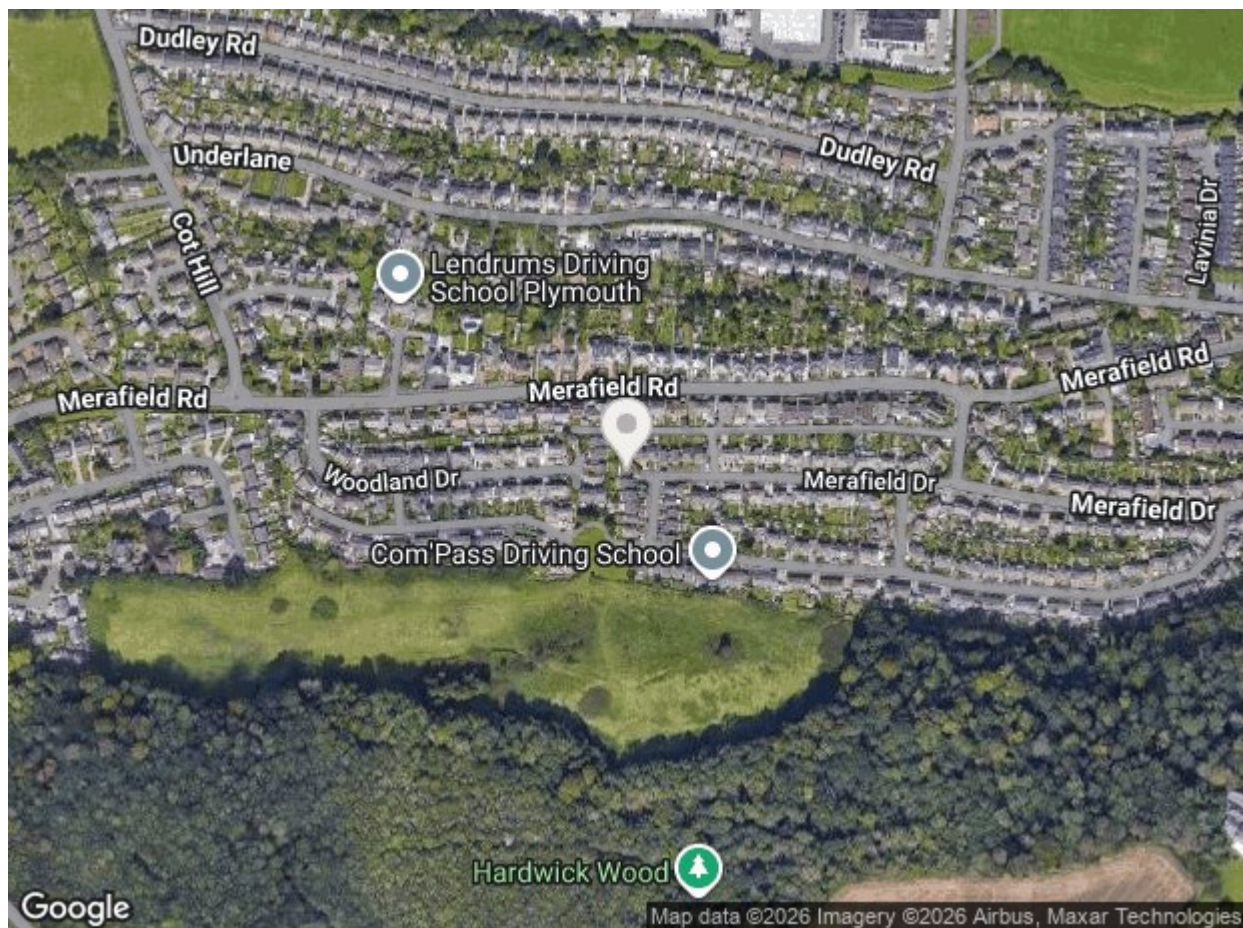
Useful information:

Council Tax Band: D

Plymouth City Council: 2026/2027 - £2,441.85pa

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(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 	

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

Moving On Estate Agents
12 Colebrook Road
Plympton
Plymouth
PL7 4AA

01752 340666
enquiries@movingonestateagents.co.uk
<https://www.movingonestateagents.co.uk>

