Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



19 Boulden Close

Plympton, Plymouth, PL7 2GL

£450,000

4 2 2 C

Spacious family home with versatile accommodation. Located in the Chaddlewood area, it briefly comprises a downstairs cloakroom, a bright, airy lounge, a modern kitchen/diner & a study room which could also be used as a 5th bedroom. Upstairs there are 4 good-sized bedrooms with a principal ensuite shower room & family bathroom. Outside, the property benefits from a large rear garden, ample off-road parking & a detached garage.







BOULDEN CLOSE, PLYMPTON, PLYMOUTH PL7 2GL

ACCOMMODATION
uPVC obscured-glass double-glazed opening into the entrance hallway.

ENTRANCE HALL 18'5" x 4'4" (5.62 x 1.34)
Doors opening to the cloakroom, study/bedroom five, lounge and kitchen/diner. Stairs ascending to the first floor with storage cupboard beneath.

DOWNSTAIRS CLOAKROOM 5'3" x 2'9" (1.62 x 0.84)
Matching suite comprising close-coupled wc and pedestal wash handbasin with glazed splash-back. Obscured double-glazed window to the front elevation. Laminate wood flooring.

STUDY/BEDROOM FIVE 13'6" x 8'0" (4.13 x 2.46)
uPVC double-glazed window to front elevation. Laminate wood flooring.

LOUNGE 15'7" x 11'8" (4.77 x 3.56)
A light, airy room with an inset feature, contemporary electric fireplace. uPVC double-glazed window to the front elevation. Laminate wood flooring. Open plan access through into the open plan kitchen/diner.

OPEN PLAN KITCHEN/DINER 24'4" x 9'4" (7.42 x 2.87)
Matching high-gloss base and wall-mounted units with under-cupboard lighting. Integral twin oven and dishwasher. Space for washing machine and tumble dryer. Square-edged worktop with inset stainless-steel 5-ring gas hob and wall-mounted contemporary filter hood over. One-and-half bowl stainless-steel sink unit with stainless-steel mixer tap. Peninsula breakfast bar. Wall-mounted boiler. uPVC double-glazed window to rear elevation. uPVC obscured double-glazed door leading out to the rear garden. From the dining area are uPVC double-glazed sliding patio door sleading out to the garden.

HALF LANDING
uPVC double-glazed window to side elevation. Stairs ascending to the first floor landing.

FIRST FLOOR LANDING
Doors providing access to the bedrooms and bathroom. Hatch providing access to the loft space. Storage cupboard.

BEDROOM ONE 12'7" x 12'3" max (3.84 x 3.74 max)
Fitted wardrobes with mirrored doors along one wall. Laminate wood flooring. 2 uPVC double-glazed windows to front elevation. Door opening into the ensuite.

ENSUITE 6'3" x 5'6" (1.92 x 1.68)
Fitted with an attractive suite comprising a double shower cubicle with twin shower heads including a monsoon head, pedestal wash hand basin and close-coupled wc. Chrome heated towel rail. Ceramic tiled floor. Tiled walls. Obscured double-glazed window to the side elevation.

BEDROOM TWO 9'11" x 9'4" max (3.03 x 2.87 max)
Fitted wardrobes with mirrored doors. uPVC double-glazed window to the front elevation. Laminate wood flooring.

BEDROOM THREE 9'6" x 9'8" max (2.92 x 2.95 max)
Laminate wood flooring. uPVC double-glazed window to the rear elevation overlooking the garden.

BEDROOM FOUR 9'3" x 8'10" + door access (2.84 x 2.7 + door access)
Laminate wood flooring. uPVC double-glazed window to rear elevation overlooking the garden.

BATHROOM 9'6" x 6'5" max (2.92 x 1.98 max)
Fitted with a matching suite comprising a panelled bath with mixer shower attachment, pedestal wash hand basin with glazed waterfall tap and close-coupled wc. Chrome heated towel rail. uPVC obscured double-glazed window to rear elevation.

OUTSIDE
The property is approached via a brick-paved driveway with space for 4 cars, leading to the front door, with a small area of lawn and a mature tree. To the rear the garden is fully enclosed, with a patio area and a good-sized raised lawn, with steps and a path leading to the rear of the garage. A wooden gate provides access to the side of the property where the garage is located.

GARAGE 17'2" x 7'10" max (5.25 x 2.41 max)
Located to the side of the property with further parking in front for up to 2 cars. Manual up-and-over door. Power and light. Single-glazed leaded-light window to the rear elevation. Courtesy door to the rear opening to the garden.

COUNCIL TAX
Plymouth City Council
Council Tax Band: E

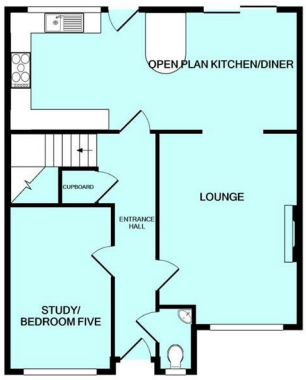
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

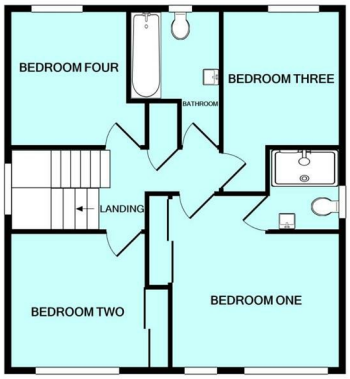
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Area Map

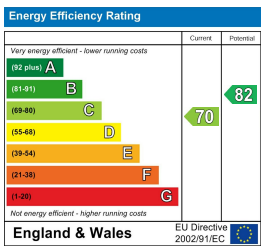


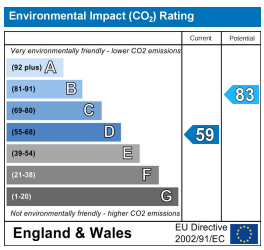
Floor Plans





Energy Efficiency Graph





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