



## 7 CHADDLEWOOD CLOSE, PLYMPTON

PLYMOUTH, PL7 2HR

GUIDE £600,000 - £625,000  
FREEHOLD

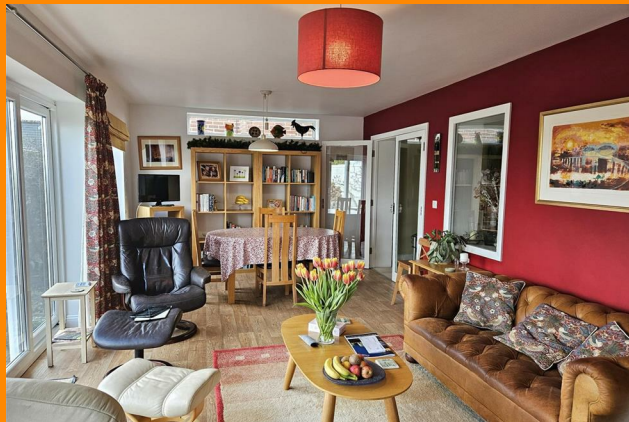
Guide £600,000 - £625,000. A very well presented detached property located within a private road of similar family homes close to the Ridgeway in Plympton on the outskirts of Plymouth. This wonderful family home benefits from having gas central heating, photovoltaic system with battery storage and double glazing. The house comprises of an impressive reception hallway, 4 bedrooms (master ensuite), family bathroom, 2 reception rooms, kitchen/diner/family room, utility and cloakroom. This family property has large rear gardens, driveway, garage and workshop as well as additional parking adjacent to the property.





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- Guide £600,000 to £625,000
- Superb Family Home
- 4 Bedrooms (Master Ensuite)
- 2 Receptions, Open plan Kitchen/Dining/Family Room
- Gas Central Heating and Double Glazing
- Driveway, Garage and Large Gardens
- Private Road Close to Ridgeway.



## Entrance:

Covered entrance porch with lighting. Substantial wooden door with glazing to both sides leads into:

## Entrance Hallway:

Impressive reception hallway with stairs leading upto the first floor. Wooden doors off to:

## Cloakroom:

Wash hand basin and low level wc.

Reception 2/Study/Playroom: 4.01m x 3.62m (13'1" x 11'10")

Dual aspect room with windows to the front and side. Radiator.

Lounge: 5.3m x 3.6m (17'4" x 11'9")

Inset log burner, window to the front elevation and two radiators. Glazed double doors and window through to the Family/Dining room.

Family Room/Dining Room 5.92m x 3.6m (19'5" x 11'9")

This room also opens directly into the kitchen. Windows and sliding patio doors to the rear overlooking the garden and with views out towards the moors. High level window to the side.

Kitchen/Breakfast Area: 4m x 6.92m (13'1" x 22'8")

L shaped Room (narrowing to 2m). Kitchen Area: Window to the side. Range of base and wall mounted uits with wooden work surfaces over. Bowl and a half sink unit with lighting above and glass splashbacks. Further works surfaces with tiled splashbacks, integrated dishwasher, twin single ovens and induction hob with extractor over. Radiator, further storage cupbaods and work surface to one end and door into:

Utility Room: 2.89m x 1.86m (9'5" x 6'1")

Door to the side elevation. Work surface with large sink unit. Space for washing machine and tumble dryer. Wall mounted combination boiler that supplies the central heating and hot water systems.

## Landing:

Spacious landing with window to the rear with views towards the moors. Access to mainly boarded loft space via pull down ladder. Doors off to:

Bedroom 1: 3.99m x 3.62m (13'1" x 11'10")

Radiator and window to the front elevations and door to:

Ensuite: 3.62m x 1.25m (11'10" x 4'1")

Glazed shower cubicle to one end, towel radiator and wash hand basin. low level wc and window to the rear with views towards the moors.

Bedroom 2: 4.01m x 3.62m (13'1" x 11'10")

Radiator and windows to the front and side elevations.

Bedroom 3: 3.95m x 2.37m (12'11" x 7'9")

Radiator and windows to the side and rear elevations.

Bedroom 4: 2.54m x 2.53m (8'3" x 8'3")

Radiator and window to the front elevation.

## Family Bathroom:

4 piece suite comprising of separate shower cubicle with glazed door, panelled bath, wash hand basin and low level wc. Towel radiator and window to the rear elevation.

Garage: 4.78m x 2.74m (15'8" x 8'11")

With power and light. Up and over metal door.

#### Outside:

The front of the property is accessed via double metal gates. Driveway and access via further wooden double doors lead to the garage and gate leading into the rear garden. To the front of the house is a garden area laid to lawn with a number of shrubs and small trees. A pathway leads to the covered porch area.

The property has substantial rear gardens and can be accessed from side of the property or obviously through the house itself. The area immediately to the rear of the house has a circular patio area, various gravelled areas and a pond (this pond has a childproof grate integrated into it). There is a small summer house and workshop and potting shed that are to the rear of the garage. Steps lead down to a lawned garden area surrounded by mature shrubs and trees. A bark chipped pathway then leads down to the remaining two garden areas, one of which is level and grassed (ideal for those little ones wanting to kick a ball around or have a trampoline) and the lower area which is banked grass leading down to a small decked area and a further area that is currently used for vegetables. There is an EV charging point to the side of the driveway.

#### Parking Area:

As the property is located on a private road, there is space adjacent the front of the house for 2/3 vehicles.

#### Useful Information:

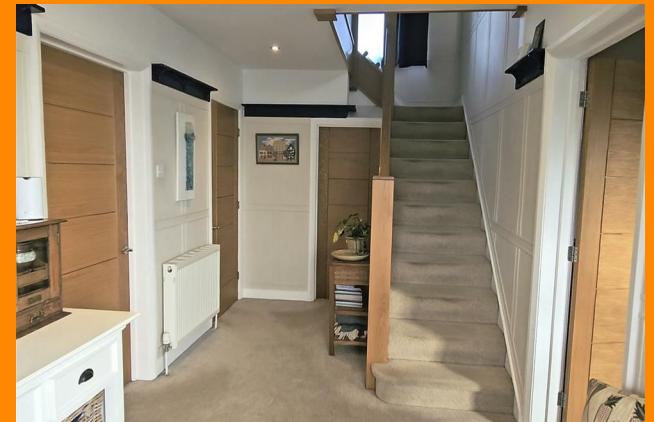
Council Tax Band - F - £3358.94 pa (2025/26)

Parking : Driveway, Garage and Additional Space

The property benefits from having photovoltaic cells.

Flood Risk - Very Low

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### ADDITIONAL INFORMATION

**Local Authority** – Plymouth City Council

**Council Tax** – Band F

**Viewings** – By Appointment Only

**Tenure** – Freehold







Total Area: 171.7 m<sup>2</sup> ... 1848 ft<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	91	93
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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