





278 WESTFIELD

PLYMOUTH, PL7 2ER

£360,000

FREEHOLD

An immaculately presented four-bedroom detached property, situated in a popular cul-de-sac within the Westfield area of Plympton. The property comprises a spacious lounge, dining room, kitchen, family room/office and cloakroom, with four bedrooms to the first floor, including an en-suite to the principal bedroom, together with a family bathroom. The property has been lovingly updated and maintained throughout by the current owners. Internal viewing is highly recommended to fully appreciate the quality, presentation and accommodation this lovely home has to offer.

MOVING ON estate agents
the property specialists

278 WESTFIELD

- Immaculate Detached House
- Cul-de-sac Location
- No Onward Chain
- 4 Bedrooms (master en-suite)
- Drive & Garage
- Front & Rear Gardens
- Family Room/Office





Entrance:
Via uPVC double glazed door into:

Porch:
uPVC double glazed windows and further door into:

Hallway:
Stairs rising to first floor, doors to downstairs rooms and door to:

Cloakroom:
uPVC double glazed window to the front. low flush W.C and wash hand basin with tiled splash backs.

Lounge: 4.39m x 3.56m (14'4" x 11'8")
uPVC double glazed window to the front, radiator and opening into:

Dining Room: 3.66m x 2.70m (12'0" x 8'10")
uPVC double glazed French doors to the rear, radiator and door through to:

Kitchen: 3.70m x 2.51m (12'1" x 8'2")
uPVC double glazed window to the rear and door to the same. Wall and floor mounted units with quartz work tops and matching splash backs. Under counter sink unit with mixer tap over, integrated dishwasher and fridge/freezer. Built in induction hob with extractor over and eye level double oven.

Family Room/ Office: 4.58m x 2.37m (15'0" x 7'9")
uPVC double glazed window to the front and radiator.

Landing:
Doors to all rooms and door to storage cupboard.

Bedroom 1: 5.89m x 2.35m (19'3" x 7'8")
uPVC double glazed window to the front, radiator and fitted wardrobes with sliding doors. Door into:

En-Suite:
uPVC obscure double glazed window to the rear. Shower cubicle with glazed screen,

Bedroom 2: 4.12m x 2.92m (13'6" x 9'6")
uPVC double glazed window to the front, door to fitted wardrobes and radiator.

Bedroom 3: 3.32m x 3.57m (10'10" x 11'8")
uPVC double glazed window to the rear, radiator and doors to fitted wardrobes.

Bedroom 4: 3.11m x 2.40m (10'2" x 7'10")
Currently used as a dressing room: Range of fitted wardrobes and shelving with lighting and a further door to storage cupboard.

Bathroom:
uPVC obscure double glazed window to the rear. Suite comprising bath with shower over and glazed screen, low flush W.C and wash hand basin with cupboards under. Tiling to all walls and to shower area and heated towel rail.

Outside:
To the front is an artificial grass garden with central path and flower borders. To the rear is a driveway leading to the garage and a tiered garden that is decked with glass balustrade leading down to a patio area and a path leading to the side.

Garage: 6.09m x 2.60m (19'11" x 8'6")
Metal up and over door with power and lighting and door into rear porch.

Additional Information:
Council Tax - Band C = £2170.53
Parking - Driveway & Garage
Chain - No Onward Chain
Construction - Standard

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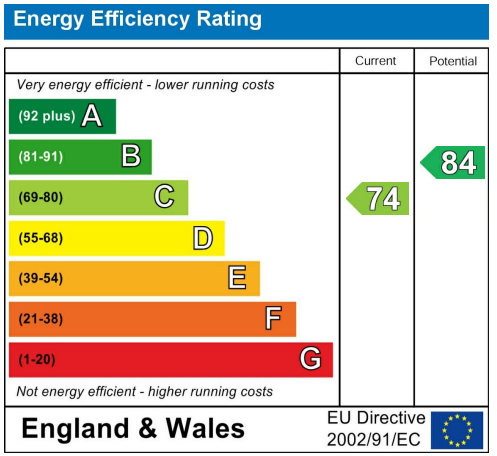
Total Area: 146.9 m² ... 1581 ft²











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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