



## 15 Hedingham Close

Plympton, Plymouth, PL7 2FJ

£320,000



Beautifully-extended, move-in-ready home, with a south-west facing rear garden and a large extension providing additional living space, which comprises a large kitchen/diner, study and a main bedroom suite with an ensuite dressing room. Adjacent driveway and garage. Available with vacant possession.



## HEDINGHAM CLOSE, PLYMPTON, PL7 2FJ

### ACCOMMODATION

uPVC double-glazed front door opening into the entrance porch.

### ENTRANCE PORCH 5'7 x 4'1 (1.70m x 1.24m)

Built-in cloak and storage cupboards. Tiled floor. Open-plan access through to the hallway.

### HALLWAY 5'7 x 4'2 (1.70m x 1.27m)

Stairs rising to the first floor. Fully-glazed door opening into the lounge.

### LOUNGE 23' x 14'4 (7.01m x 4.37m)

A bright and spacious room. uPVC double-glazed window with fitted shutters overlooking the front. uPVC double-glazed patio doors with fitted shutters opening onto the rear garden. Pink and grey feature period granite fireplace. Archway through to the TV room/study.

### TV ROOM/STUDY 10'7 x 7'11 (3.23m x 2.41m)

Window overlooking the rear garden.

### KITCHEN/DINER 12'7 x 14'10 (3.84m x 4.52m)

Fitted with an extensive range of matching base cupboards and drawers with laminate work surfaces over and glass splash-back surrounds, incorporating a stainless-steel single drainer sink unit with mixer tap. Integrated appliances include a 4-ring hob with a stainless-steel extractor canopy over, built-in fridge and freezer with matching door fronts and a fitted double oven. Plumbing for washing machine. uPVC double-glazed window over the sink with a view to the front elevation. Window to the rear elevation. Double-glazed door opening onto the rear garden. Double-glazed door opening onto the front.

### FIRST FLOOR LANDING 8'5 x 6'2 (2.57m x 1.88m)

Providing access to the first floor accommodation. Hatch to insulated and part-boarded roof space with retractable ladder. Power and lighting.

### MAIN BEDROOM SUITE 12'9 x 12'6 (3.89m x 3.81m)

Double-glazed window to the front elevation. Fitted wardrobes along one wall. Walk-through to the dressing room.

### ENSUITE DRESSING ROOM 8'11 x 8' (2.72m x 2.44m)

Fitted wardrobes. Window overlooking the rear garden.

### BEDROOM TWO 10'4 x 8'6 (3.15m x 2.59m)

Double-glazed window to the front elevation.

### BEDROOM THREE 13'11 x 11'2 max (4.24m x 3.40m max)

Double-glazed window to the front elevation. Fitted storage cupboards.

### FAMILY BATHROOM 9'1 x 5'6 (2.77m x 1.68m)

A modern contemporary bathroom fitted with a 3-piece white suite comprising a panel bath with a fully-tiled surround, shower screen and a fitted mains-fed shower, large wash hand basin with a fitted mirror behind and low level wc. Chrome-plated heated towel rail/radiator. Built-in TV at one end of the bath, which has the appearance of a mirrored tile and comes fully remote controlled. Inset ceiling spotlights. 2 obscured glass uPVC double-glazed windows.

### GARAGE 16' x 8' (4.88m x 2.44m)

Metal up-&-over door. Power and light.

### OUTSIDE

To the front of the property there is an area laid to slate chippings with an attractive mature tree and a driveway to the side providing parking for 2 cars. The rear garden is south-facing and low maintenance with a large area laid to patio and raised borders, including a covered barbecue area and a storage shed.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

### SERVICES

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

