



11 Holly Park Close

Tamerton Foliot, Plymouth, PL5 4JY

£325,000



Wimpey Quality Homes built 3-bedroom semi-detached property located close to the end of a cul-de-sac in a popular desirable location. The accommodation briefly comprises a hallway, good-sized lounge, spacious modern fitted kitchen/dining room with integrated appliances, 3 bedrooms & bathroom. Externally there are gardens to the front, rear & a garage with a useful utility & an outside wc. The property benefits from double-glazing & central heating.



HOLLY PARK CLOSE, TAMERTION FOLIOT, PL5 4JY

SUMMARY

Semi-detached house built 1986 by Wimpey Quality Homes of timber-framed construction. Owned from new, maintained & looked after over the years. This property has been professionally renovated about 6 years ago with re-plastered ceilings, new skirting boards, door architraves, decoration & floor coverings, new kitchen fittings, integrate appliances & a new bathroom. Biasi gas-fired boiler servicing the central heating & domestic hot water, annually serviced.

Excellent parking facilities on the long drive, which gives access to a large garage, useful utility room & separate wc. To the rear, there is a beautiful landscaped enclosed garden with a wide and deep patio, established shrub border & a long lawn which enjoys day long sunshine with fencing to the boundaries.

LOCATION

Found close to the end of the cul-de-sac of Holly Park Close in this desirable and sought-after location. With an outlook across the Creek towards woodland & farmland, looking in a westerly direction down Tamerton Creek towards the River Tamar estuary in the distance.

With a good variety of local services & amenities found close by including those lying within walking distance in Tamerton Foliot village where there is a choice of 3 pubs, church, various shops & bus services nearby.

Convenient access into the city & close-by connection to major routes in other directions.

ACCOMMODATION

GROUND FLOOR HALL 6'2 x 4'4 (1.88m x 1.32m)

Staircase rising to the first floor. Access to an under-stairs storage cupboard from the lounge.

LOUNGE 13'2 x 12'6 max (4.01m x 3.81m max)

2 windows to the front elevation providing far-reaching views. Wide archway opening into the kitchen/dining room.

KITCHEN/DINING ROOM 15'7 x 10'11 (4.75m x 3.33m)

A modern fitted integrated kitchen/dining room with a window and sliding patio door overlooking & opening to the landscaped rear garden. Quality-fitted kitchen with Lamona integrated appliances including dishwasher, 4-ring electric hob with an extractor hood over & an electric oven under, separate fridge & freezer. Larder.

FIRST FLOOR LANDING

Window to the side elevation. Airing cupboard housing the Biasi gas-fired boiler servicing the central heating & domestic hot water.

BEDROOM ONE 12'10 x 8'11 max (3.91m x 2.72m max)

Built-in wardrobe.

BEDROOM TWO 9'2 x 9'1 (2.79m x 2.77m)

Window to the rear elevation overlooking the garden. Built-in wardrobe.

BEDROOM THREE 9'6 x 6'6 max (2.90m x 1.98m max)

Window to the front elevation with long views. Built-in over-stairs storage cupboard.

BATHROOM 6'3 x 6'1 (1.91m x 1.85m)

Quality modern white suite comprising bath with Mira Sprint electrically-heated shower over, wash-hand basin & a close coupled wc. Window to the rear elevation.

OUTSIDE

To the front there is parking on the long front drive & a long lawned front garden. There is a generous-sized garage to the side with gas & electric meters & access into the useful utility room. To the rear there is a delightful enclosed landscaped garden with a wide paved patio & a lawned garden beyond. Timber overlap fencing to the boundaries.

GARAGE 19'10 x 9'5 (6.05m x 2.87m)

UTILITY ROOM 9'6 x 9'5 max (I-shaped) (2.90m x 2.87m max (I-shaped))

Sink. Window & door to the rear garden. Access to the wc.

OUTSIDE WC 6'11 x 2'11 (2.11m x 0.89m)

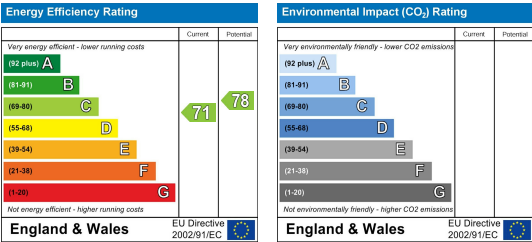
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.