



## 19 Wellfield Close

Plympton, Plymouth, PL7 2GY

£325,000



Extended family home located in the popular Chaddlewood area, with accommodation briefly comprising an entrance porch, lounge, kitchen/diner & utility/snug whilst upstairs there are 4 good-sized bedrooms, a bathroom & an additional shower room. To the front of the property there is a small garden with an enclosed, sunny, spacious garden to the rear. The property is conveniently located with access to good local schools.





WELLFIELD CLOSE, PLYMPTON, PLYMOUTH PL7 2GY

ACCOMMODATION

Wooden door, with inset obscured glass, opening into the entrance porch.

ENTRANCE PORCH 4'1" x 3'6" (1.25 x 1.08)

Wooden door, with inset glass panelling, opening into the lounge.

LOUNGE 15'8" x 14'8" (4.78 x 4.48)

uPVC double-glazed bay window to the front elevation. Stairs ascending to the first floor landing. Door opening into the kitchen/diner.

KITCHEN/DINER 24'2" x 9'2" (7.38 x 2.80)

The kitchen is fitted with a range of base and wall-mounted units incorporating a square-edged laminate marble-effect worktop and an inset 4-burner gas hob with extractor over. Inset one-&-a-half bowl composite sink unit with mixer tap. Integral oven, fridge, freezer and dishwasher. Space for washing machine. Separate breakfast bar with additional storage cupboards. Door opening into the utility/snug. 2 uPVC double-glazed doors opening to the garden - one from the kitchen and the other from the dining area. 2 uPVC double-glazed windows to the rear elevation.

UTILITY/SNUG 14'3" x 8'7" (4.35 x 2.63)

Wall-mounted unit. Marble-effect laminate square-edged worktop with space for tumble dryer and an additional under-counter fridge or freezer. uPVC double-glazed window to the front elevation.

FIRST FLOOR LANDING 11'4" x 5'11" (3.47 x 1.82)

Doors providing access to the first floor accommodation. Storage cupboard. Drop-down loft access hatch.

BEDROOM ONE 14'4" x 8'5" (4.39 x 2.59)

uPVC double-glazed window to the front elevation.

BEDROOM TWO 13'8" x 8'4" (4.18 x 2.56)

uPVC double-glazed window to the front elevation.

BEDROOM THREE 11'3" x 8'4" (3.44 x 2.56)

uPVC double-glazed window to the rear elevation.

BEDROOM FOUR 7'9" x 6'0" (2.37 x 1.83)

uPVC double-glazed window to the front elevation.

SHOWER ROOM 5'7" x 5'5" (1.71 x 1.66)

Matching suite comprising corner shower unit with mains-fed waterfall shower, pedestal wash handbasin with mixer tap and low-level wc. Chrome heated towel rail. Extractor. Obscured uPVC double-glazed window to the rear elevation.

BATHROOM 8'5" x 6'9" (2.57 x 2.07)

Matching suite comprising a panelled bath with mixer tap and waterfall shower attachment, pedestal wash handbasin with mixer tap and low-level wc. Chrome heated towel rail. Extractor. Obscured uPVC double-glazed window to the rear elevation.

OUTSIDE

The property is approached via a slabbed walkway, bordered by an area to lawn and a further slabbed area. A wooden gate to the side provides access to the rear garden which is fully-enclosed, with a sunny aspect. The lower level is laid to patio and the upper level is laid to lawn with a raised, decked seating area - perfect for children and for entertaining.

COUNCIL TAX PCC

Plymouth City Council

Council Tax Band:

SERVICES

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

WHAT3WORDS

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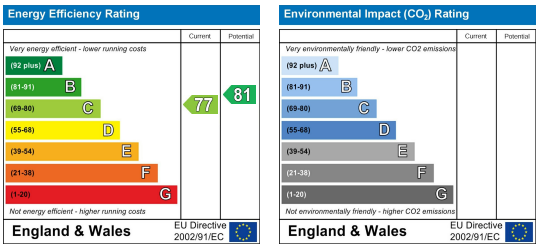
Area Map



Floor Plans



Energy Efficiency Graph



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