



211 Hemerdon Heights

Plympton, Plymouth, PL7 2TJ

£290,000



Recently renovated family home occupying an elevated position with views out over Plympton. Finished to a high standard throughout, with plenty of natural light, the ground floor accommodation offers open plan living space & an office room/utility with 3 good-sized bedrooms & a beautifully-fitted high-spec bathroom.



HEMERDON HEIGHTS, PLYMPTON, PLYMOUTH PL7 2TJ

ACCOMMODATION

Obscured uPVC double-glazed door opening into the open plan living space.

OPEN PLAN LIVING SPACE

Wood-effect LVT flooring and ceiling spotighting throughout.

LOUNGE 13'6" x 9'1" (4.14 x 2.78)

uPVC double-glazed window to the front elevation. Feature inset storage alcoves. Feature vertical radiator. Stairs ascending to the first floor landing.

DINING AREA 9'4" x 7'10" (2.85 x 2.39)

Ample space for dining furniture. Feature inset storage alcoves. uPVC double-glazed patio doors opening to the garden.

KITCHEN 10'2" x 7'7" (3.11 x 2.33)

Fitted with a range of matching base and wall-mounted units incorporating a square-edged composite worktop with inset 4-ring electric hob with stainless-steel extractor, inset composite sink and mixer tap. Marble-effect splash-back. Integrated fridge, freezer, oven and dishwasher. uPVC double-glazed window to the rear elevation. uPVC double-glazed door opening to the garden.

OFFICE/UTILITY 11'10" x 7'10" (3.63 x 2.40)

Space and plumbing for a washing machine and tumble dryer with additional storage either side. uPVC double-glazed window to the front elevation.

FIRST FLOOR LANDING 11'1" x 5'10" (3.40 x 1.79)

Doors providing access to the accommodation. Drop-down hatch with pull-down ladder, providing access to the insulated, partially-boarded loft.

BEDROOM ONE 10'11" x 7'11" (3.35 x 2.43)

uPVC double-glazed window to the rear elevation. Open plan access into a walk-in wardrobe. Ceiling spotighting and additional feature pendant lighting.

WALK-IN WARDROBE 8'6" x 2'0" (2.61 x 0.62)

Fitted with shelving and hanging units with courtesy lighting. uPVC double-glazed window to the rear elevation. Ceiling spotighting.

BEDROOM TWO 11'1" x 7'5" (3.39 x 2.28)

uPVC double-glazed window to the front elevation. Ceiling spotighting.

BEDROOM THREE 10'6" x 6'9" (3.21 x 2.08)

uPVC double-glazed window to the front elevation. Ceiling spotighting.

FAMILY BATHROOM 7'6" x 6'2" (2.31 x 1.90)

A luxurious bathroom, fully-tiled with a mix of marble and stone-effect tiles and gold fitments. The bath has a tiled surround with a ceiling-mounted waterfall shower and an additional detachable shower hose, surface-mounted wash handbasin with mixer tap set onto a wall-mounted 'distressed' storage unit and a wall-mounted wc with concealed cistern. Heated towel rail. Extraction system. Ceiling spotighting.

OUTSIDE

The property is approached via a concrete driveway providing off-road parking for one vehicle with a bordering area of lawn, mature shrubs and bushes. A walkway to the side of the house leads to the rear garden which is fully-enclosed by feather-edged fencing and laid to 2 tiers, with mature planting. The top level is laid to stone chippings and the lower level is laid to lawn.

COUNCIL TAX

Plymouth City Council

Council Tax Band: C

SERVICES

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

WHAT3WORDS

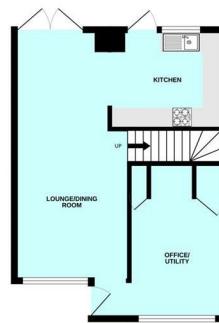
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Area Map

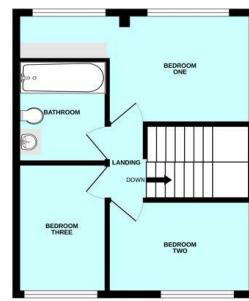


Floor Plans

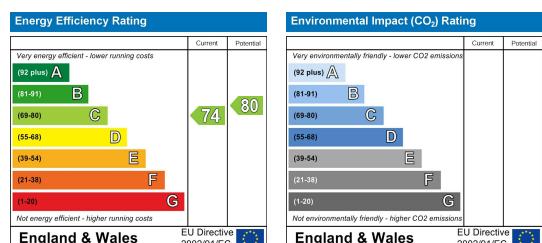
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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