Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



15 Hedingham Close

Plympton, Plymouth, PL7 2FJ

£310,000

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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-backs 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.

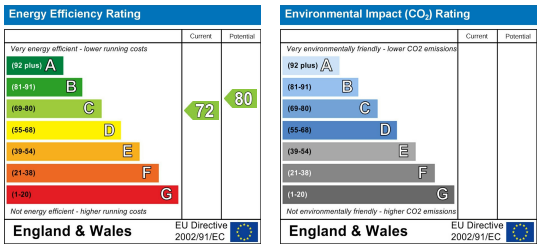
Area Map



Floor Plans



Energy Efficiency Graph



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