



## 16 Lippell Drive

Plymstock, Plymouth, PL9 9EL

Offers Over £350,000



Superbly-presented link detached bungalow in an amazing location close to central Plymstock. The accommodation briefly comprises a fabulous feature entrance hall with split level access to the accommodation, to the rear there is a full-width open-plan living room/kitchen with fantastic views towards Plymouth, 3 double bedrooms & shower room. Front & rear gardens. Drive & garage. Superb balcony taking advantage of the property's position and views. Double-glazing & central heating.



## LIPPELL DRIVE, PLYMSTOCK, PL9 9EL

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 18'10 x 6'3 incl stairs (5.74m x 1.91m incl stairs)

Providing a split-level access to the accommodation. Feature glass balustrade. Storage cupboard.

### OPEN-PLAN LIVING ROOM & KITCHEN 26'4. x 11'10 (8.03m. x 3.61m)

A superb open-plan room situated to the rear of the bungalow, running the full-width, with ample space for seating and dining. The kitchen area has kitchen cabinets with work surfaces and splash-backs. Matching island with a hob with a cooker hood above. Inset one-&-a-half bowl single drainer sink unit. Built-in oven. Built-in microwave. Built-in dishwasher. Wine cooler. Fridge-freezer. Pull-out larder. Laminate flooring. Inset ceiling spotlights. Windows to the rear elevation with fabulous views. French doors opening onto the balcony. Doorway opening into a rear porch.

### REAR PORCH

Doors at either end, leading to outside.

### BEDROOM ONE 12'10 x 9'4 (3.91m x 2.84m)

Window with a fitted blind to the front elevation.

### BEDROOM TWO 10'10 x 9'10 (3.30m x 3.00m)

Window with a fitted blind to the front elevation.

### BEDROOM THREE 9'4 x 7'2 (2.84m x 2.18m)

Window with a fitted blind to the side elevation.

### SHOWER ROOM 9' x 5'3 (2.74m x 1.60m)

Superbly-fitted with a large walk-in tiled shower with a fixed glass screen and a built-in shower system, wc and basin set onto a cabinet with drawer storage. Circular illuminated mirror. Alcove with shelving. Tiled floor. Obscured window to the side elevation.

### GARAGE 16'8 x 7'10 (5.08m x 2.39m)

Up-&-over style door to the front elevation. Window to the rear elevation. Power and lighting.

### OUTSIDE

A brick-paved driveway provides parking and leads along the side of the bungalow, accessing the garage. The front garden has areas laid to paving and a raised bed laid to chippings and with mature shrubs. A pathway leads around the side of the bungalow through a timber gate, leading to the porch. The rear garden has areas laid to lawn and chippings, mature planting, patio area plus the balcony with composite decking and enclosed by stainless-steel and glass. There are fantastic views over Plymstock and the water towards Plymouth and sweeping around to Dartmoor. There is outside lighting and an outside tap. Beneath the decking a doorway opens into a sub-floor cellar area with lighting, which also houses the meters and consumer unit together with the gas boiler.

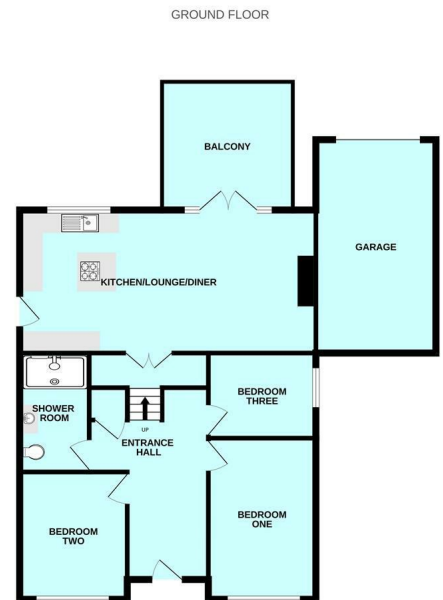
### COUNCIL TAX

Plymouth City Council  
Council tax band D

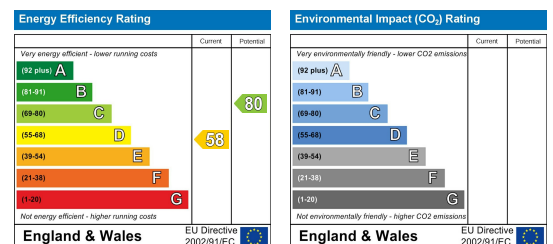
## Area Map



## Floor Plans



## Energy Efficiency Graph



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