



## 34 Swan Gardens

Plympton, Plymouth, PL7 2HF

£335,000



Located within a quiet, highly desirable cul-de-sac, less than a 5-minute walk from the Ridgeway shopping centre, local schools, supermarkets, bus routes and numerous amenities this beautifully-maintained 3-bedroom detached home has been lovingly cared for and offers well-maintained accommodation, with a south-facing private rear garden, ample parking and a detached garage.



## SWAN GARDENS, PLYMPTON, PLYMOUTH PL7 2HF

### ACCOMMODATION

uPVC double-glazed door, with obscured-glass side windows, opening into the entrance porch.

### ENTRANCE PORCH 5'11 x 5' (1.80m x 1.52m)

Feature wood floor. Under-stairs storage cupboard housing the gas boiler and the electric RCD. Part-glazed door opening into the lounge.

### LOUNGE 16'6 x 12'5 (5.03m x 3.78m)

Feature uPVC double-glazed bay window overlooking the front, with fitted shutters. Feature wood floor. Polished feature stone fireplace with inset 'Living Flame' coal-effect gas fire. Stairs rising to the first floor. Double bevel-glass French doors opening to the kitchen/diner.

### KITCHEN 15'5 x 9'4 (4.70m x 2.84m)

Well fitted with an extensive range of modern Shaker-style matching eye-level and base units with roll-edged laminate work granite-effect work surfaces over with a tiled surround, incorporating a one-&-a-half drainer stainless-steel sink unit with mixer tap. uPVC double-glazed window over with a view to the rear garden. Gas cooker point. Fitted stainless-steel extractor canopy. Plumbing for washing machine and dishwasher. Space for a fridge/freezer. Under-stairs shelved storage pantry.

### CONSERVATORY 10'7 x 8'4 (3.23m x 2.54m)

Constructed in uPVC double-glazing with uPVC double-glazed French door opening onto the patio and garden. Fully-tiled floor. Power and light.

### FIRST FLOOR LANDING 11'4 x 7'9 (3.45m x 2.36m)

A light, spacious landing with a uPVC double-glazed window. Hatch to the fully-insulated roof space. Built-in linen cupboard with slatted shelving.

### BEDROOM ONE 13'9 x 8'8 (4.19m x 2.64m)

uPVC double-glazed window to the front with a lovely view. Built-in double wardrobe with sliding doors. Further fitted double wardrobe with mirrored sliding doors.

### BEDROOM TWO 10' x 7'2 (3.05m x 2.18m)

uPVC double-glazed window overlooking the rear. Built-in double wardrobe with sliding doors.

### BEDROOM THREE 8'8 x 6'4 (2.64m x 1.93m)

uPVC double-glazed window overlooking the front with a lovely far-reaching view.

### BATHROOM 7'9 x 5'7 (2.36m x 1.70m)

A good-sized fully-tiled bathroom fitted with a 3-piece white suite comprising a panel bath with mixer tap, fitted shower with rail and curtain, round bowl ceramic wash handbasin with mixer tap set upon a double drawer unit and low-level wc. Chrome heated towel rail. Fitted mirror with lights. Obscured glass uPVC double-glazed window. Extractor fan.

### OUTSIDE

To the front there is a private driveway with ample parking for up to 3 cars, which runs along the side of the property to the rear. The garden to the front is laid to lawn bordered by flowers and shrubs. At the top of the drive there are a set of double timber gates which open onto the rear garden and further parking if required. The rear garden is laid to a good-sized patio area with a further raised area where there is a lovely garden, fully enclosed by timber fencing. This is laid to lawn with established, mature borders of flowers and shrubs and a timber-built summer house. Within the garden there is a small water feature, a fish pond and an outside cold water tap. At the end of the drive there is a detached garage.

### GARAGE 17'1 x 8'7 (5.21m x 2.62m)

Metal up-&-over door. Power and light.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

### SERVICES

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

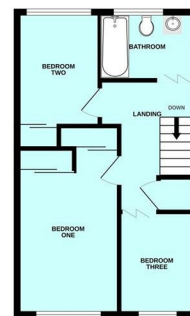
## Area Map



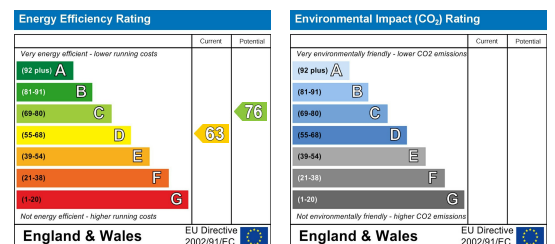
## Floor Plans



1ST FLOOR



## Energy Efficiency Graph



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