



16 Kidwelly Close

Plympton, Plymouth, PL7 2FL

£310,000



An extended family home in the popular Chaddlewood area with accommodation briefly comprising an entrance hall, lounge/diner, kitchen, utility & cloakroom, 4 bedrooms, master ensuite & 4-piece family bathroom. Gardens to the front & rear. Garage & additional on-street parking.



KIDWELLY CLOSE, PLYMPTON, PLYMOUTH PL7 2FL

ACCOMODATION

uPVC double-glazed door with patterned glass panels opening into the entrance hall.

ENTRANCE HALL 5'8" x 4'9" (1.74 x 1.45)

Doors leading to the lounge/diner and cloakroom. Stairs ascending to the first floor landing.

LOUNGE/DINER 23'1" x 14'5" narr 8'11" (7.04 x 4.40 narr 2.72)

Wall-mounted feature electric fireplace. Wooden door, with inset glass panelling, into the kitchen. uPVC double-glazed patio door leading out to the garden. uPVC double-glazed window to the front elevation.

KITCHEN 14'9" x 11'7" narr 10'7" (4.51 x 3.55 narr 3.25)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with inset composite one-&-a-half bowl sink, mixer tap and electric hob with stainless steel extractor over. Integrated dishwasher and electric oven. Wooden door leading into the utility rom. Dual uPVC double-glazed windows to the rear elevation.

UTILITY 6'0" x 5'9" (1.83 x 1.77)

Space and fittings for an American-style fridge-freezer, washing machine and tumble dryer.

CLOAKROOM 5'9" x 4'7" (1.77 x 1.40)

Fitted with a close-coupled wc and vanity-style wash handbasin with storage beneath. Obscured uPVC double-glazed window to the front elevation.

LANDING 9'3" x 8'5" (2.83 x 2.58)

Doors leading to the bedrooms and bathroom. Storage cupboard. Drop-down timber ladder providing access to the boarded, insulated loft with power and lighting.

BEDROOM ONE 13'10" x 9'6" (4.24 x 2.90)

uPVC double-glazed window to the front elevation.

BEDROOM TWO 8'11" x 8'0" (2.73 x 2.45)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 9'9" x 8'5" (2.98 x 2.58)

Currently being used as a dressing room, with fitted wardrobes that the sellers are prepared to remove in order to fit a bed. Door leading to the ensuite. uPVC double-glazed window to the front elevation.

ENSUITE 8'3" x 4'6" (2.53 x 1.38)

Fitted with a double walk-in shower, vanity-style wash handbasin with mixer tap and storage cupboard beneath and concealed cistern wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the front elevation.

BEDROOM FOUR 14'4" x 5'8" (4.37 x 1.74)

Dual aspect with uPVC double-glazed windows to the side and rear elevations.

BATHROOM 9'3" x 5'6" (2.83 x 1.69)

Fitted with a matching suite comprising an electric shower corner unit, panelled bath with shower attachment, vanity-style wash handbasin with mixer tap and storage cupboard beneath and concealed wc. Chrome heated towel rail. Partially aqua-boarded and tiled. Dual obscured uPVC double-glazed windows to the rear elevation.

OUTSIDE

The property is approached via a concrete path, bordered on either side by areas laid to lawn. To the rear the garden features a large patio area and a lawn with a decked area in one corner and a large shed in the other. A gate to the side provides access to a communal garden area.

GARAGE 8'0" x 15'7" (2.44 x 4.76)

Situated in a block opposite the property with an up-&-over door.

AGENTS NOTE

Plymouth City Council
Council Tax Band: B

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

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

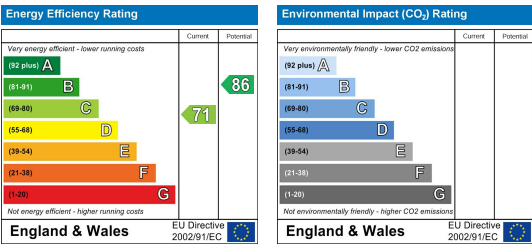
Area Map



Floor Plans



Energy Efficiency Graph



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