





COLEBROOK RISE, NEWNHAM ROAD, PLYMPTON PL7 4AW

DESCRIPTION

Built to an extremely high specification by a respected builder, Julian Marks is delighted to present this substantial new-build property which offers a perfect blend of luxury, functionality and sustainability. With a 10 year building warranty the property features eco-friendly air source heating and solar panels, enhancing energy efficiency whilst minimising environmental impact.

At the heart of the home is the elegant open plan kitchen/dining/sitting room fitted with high-end finishes - ideal for both family gatherings and entertaining. The kitchen itself is a showpiece, its focal point being a stylish central island, premium appliances, and sleek cabinetry, marrying practicality with style, flooded with natural light throughout and leading into a utility room similarly furnished with high-end appliances. Directly off the kitchen is a wonderful patio area accessed through large bi-folding doors, making outside/inside living effortless - perfect for Alfresco dining. The lounge is spacious, yet offers a cosy atmosphere where the whole family can relax and spend time together.

On the first floor there are 3 bedrooms with the principal bedroom having a walk-in wardrobe and ensuite facilities and a beautifully-fitted family bathroom. On the second floor there is a further spacious bedroom - also with a walk-in wardrobe and ensuite facilities.

To the front, a driveway and car port provide ample off-road parking and there is a private, enclosed garden to the rear.

This exceptional home, designed with both aesthetic appeal and practical living in mind, presents a rare opportunity to own a high-end residence in a sought-after location.





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