



51 Newnham Road

Plympton, Plymouth, PL7 4AW

£595,000



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.



COLEBROOK RISE, NEWNHAM ROAD, PLYMPTON PL7 4AW

ACCOMMODATION

Composite door opening into the entrance hall with uPVC double-glazed windows to either side.

ENTRANCE HALL

An open plan space lit by natural light, with oak doors opening to the lounge and downstairs wc and a set of double oak doors opening into the kitchen/diner. Double storage cupboard housing the consumer unit and the cabling hub. Further storage cupboard housing the under-floor heating pipework. Powder-coated spine staircase with oak treads and glass balustrading ascending to the first floor landing, with storage space beneath. Italian porcelain flooring. LED strip lighting. Zoned under-floor heating.

LOUNGE 14'6" x 12'1" (4.42 x 3.70)

Multiple power points. Ethernet sockets. Downlighting. Ceiling spotlighting.

KITCHEN/DINER 20'7" x 9'5" (6.28 x 2.89)

Dual aspect with uPVC double-glazed windows to the side and rear elevations. Fitted with a contemporary Mayflower range of handle-less soft-close base and wall-mounted units incorporating a silestone worktop and a one-&-a-half bowl sunken sink with Quooker tap. Integrated Neff induction hob with Neff extraction unit over. Neff dishwasher, double oven and full-height fridge. Integrated wine fridge. Breakfast bar with pendant downlighting over. LED strip lighting. Italian porcelain floor tiling. Double oak doors opening into the utility space. Anthracite triple bi-folding door opening to the rear garden.

UTILITY SPACE 4'11" x 3'0" (1.52 x 0.93)

Fitted with a range of base and wall-mounted units to match the kitchen. Bosch washing machine and tumble dryer. Integrated full-height freezer. Ceiling spotlighting. Italian porcelain floor tiling.

DOWNSTAIRS WC 5'10" x 3'3" (1.8 x 1.01)

Fully-tiled to the walls and floor with Italian porcelain and fitted with a wall-mounted vanity unit with mixer tap and a concealed cistern wc. Wall-mounted mirror with light sensor.

FIRST FLOOR LANDING

Oak doors providing access to the first floor accommodation. Powder-coated spine staircase with oak treads and glass balustrading ascending to the second floor. Storage cupboard housing the under-floor heating hub.

BEDROOM TWO 10'10" x 9'7" (3.32 x 2.93)

uPVC double-glazed window to the side elevation. Pendant lighting. Multiple sockets. Internet point. Open plan access into the dressing room.

DRESSING ROOM 8'8" x 5'3" (2.65 x 1.62)

Multiple power points. Ceiling spotlighting. Oak door opening into the ensuite.

ENSUITE 9'4" x 3'8" (2.85 x 1.14)

Double walk-in shower with waterfall attachment and detachable shower head, wall-mounted vanity unit with mixer tap and concealed cistern wc. Shaving point. Wall-mounted mirror with light sensor. Chrome heated towel rail. LED strip lighting. Courtesy lighting. Fully-tiled to the walls and floor with Italian porcelain. Obscured uPVC double-glazed window to the side elevation.

BEDROOM THREE 12'0" x 10'5" (3.68 x 3.19)

uPVC double-glazed window to the front elevation. Pendant lighting. Multiple power sockets. Internet point.

BEDROOM FOUR 11'7" x 9'10" (3.54 x 3.01)

Square bay-style room with uPVC double-glazed window to the front elevation. Built-in wardrobe. Pendant light. Ample sockets. Internet point.

FAMILY BATHROOM 9'4" x 6'2" (2.85 x 1.89)

Panelled bath, corner shower cubicle with waterfall and hand-held attachments, wall-mounted vanity unit with mixer tap and concealed cistern wc. Fully-tiled to the walls and floor with Italian porcelain. Courtesy lighting. Ceiling spotlighting. Chrome heated towel rail. Wall-mounted mirror with light sensor. Shaving point. Obscured uPVC double-glazed window to the side elevation.

SECOND FLOOR LANDING

Oak door providing access to bedroom one. Spacious cupboard, providing ample storage and housing the under-floor heating hub. LED strip lighting. Chandelier.

BEDROOM ONE 17'4" x 11'8" (5.29 x 3.58)

An impressive room with a useful alcove space and open plan access into a walk-in wardrobe. Wall-mounted bedside lights. LED strip lighting. Ceiling spotlighting. Ample sockets. Internet point. Velux uPVC double-glazed windows - 2 to the front & 2 to the rear.

WALK-IN WARDROBE 11'5" x 6'10" (3.49 x 2.10)

A spacious area including hanging space and storage alcoves with shelving. Double cupboard housing the solar units and heating pump cylinder. Velux windows to the rear elevation. LED strip lighting. Door opening to the ensuite.

ENSUITE 13'5" x 6'7" (4.11 x 2.01)

A very spacious ensuite fitted with a standalone bath, double walk-in shower with waterfall and hand-held attachments, wall-mounted 'his & hers' wall-mounted vanity units with mixer tap and concealed cistern wc. Shaving point. Wall-mounted mirror with light sensor. LED strip lighting. Courtesy lighting. Black heated towel rail. Fully-tiled to the walls and floor with Italian porcelain. Obscured uPVC double-glazed Velux windows to the front elevation.

OUTSIDE

The property is approached via a tarmac driveway, fenced on both sides, with raised borders of young saplings, leading to a car port and the front of the property. The car port is brick-paved and covered with a canopy, providing parking for 2 vehicles. EV charging point. Gates either side of the property provide access to the rear garden, which is extremely private and includes an area laid to lawn and a slabbed seating area, bordered by a raised planter. The garden is sunny and fully enclosed by timber cladding and fencing, providing a safe space - perfect for entertaining.

Area Map



Floor Plans



Made with Metropix ©2008

Energy Efficiency Graph

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