



33 Ashwood Park Road

Plympton, Plymouth, PL7 2WA

£350,000



This bright, airy, well-presented, extended family home is tucked away in a quiet cul-de-sac, backing onto woodland, in the popular Chaddlewood area. The accommodation briefly comprises an entrance hallway & downstairs wc, lounge & kitchen/diner whilst on the first floor there are 3 bedrooms & a family bathroom. The master bedroom & ensuite are on the top floor in the converted loft space. Externally there is a garage & a driveway providing off-road parking for 2 cars, with level gardens to the front & rear.



ASHWOOD PARK ROAD, PLYMPTON, PLYMOUTH PL7 2WA

ACCOMMODATION

uPVC double-glazed door with decorative obscured-glass panels opening into the entrance hallway.

ENTRANCE HALLWAY 11'0" x 3'5" (3.37 x 1.05)

Doors leading to the downstairs wc and lounge. Stairs ascending to the first floor accommodation. Engineered oak flooring.

DOWNSTAIRS WC 5'4" x 2'10" (1.63 x 0.88)

Close-coupled wc and wall-hung corner sink with a mixer tap. Chrome heated towel rail. Obscured uPVC double-glazed window to the front elevation.

LOUNGE 15'3" x 11'10" (4.65 x 3.61)

4.65 x 3.61 (widening under the stairs to 4.54) Door leading to the kitchen/diner. uPVC double-glazed window to the front elevation.

KITCHEN/DINER 14'10" x 10'2" (4.53 x 3.11)

Matching range of oak base and wall-mounted units incorporating a Galaxy black granite square-edged worktop and peninsula with an inset 4-burner gas hob & a one-&-a-half-bowl stainless-steel sink unit with mixer tap. Built-in electric oven and microwave. Integrated dishwasher. Spaces for a free-standing fridge/freezer and washing machine. Wall-mounted boiler. Under-floor heating in the kitchen area. In the dining area there are uPVC double-glazed French doors leading out to the garden. uPVC double-glazed window to the rear elevation.

FIRST FLOOR LANDING 10'6" x 6'2" (3.21 x 1.89)

Doors providing access to the first floor accommodation. Airing cupboard housing the hot water tank. uPVC double-glazed window to the side elevation. Door opening to a staircase leading to the master bedroom in the converted loft space.

BEDROOM TWO 12'0" x 7'10" (3.67 x 2.41)

Fitted wardrobes. uPVC double-glazed window to the rear elevation.

BEDROOM THREE 8'4" x 7'7" (2.56 x 2.33)

uPVC double-glazed window to the front elevation.

BEDROOM FOUR 9'1" x 6'6" (2.77 x 1.99)

uPVC double-glazed window to the rear elevation.

FAMILY BATHROOM 6'1" x 5'7" (1.87 x 1.71)

Recently fitted with a matching white high-gloss suite comprising bath with mains-fed monsoon shower head, counter-top wash handbasin set into a storage unit and back-to-wall wc. Chrome heated towel rail. Obscured uPVC double-glazed window.

MASTER BEDROOM 20'2" max x 11'3" max (6.15 max x 3.44 max)

We are reliably informed by the present owners that planning documentation has been approved. Door leading to the ensuite bathroom. 2 built-in cupboards currently used as wardrobes. Eaves storage. Space for a dressing table. 4 Velux windows to the rear elevation.

MASTER ENSUITE 8'0" x 4'7" (2.45 x 1.42)

Panel bath with a shower attachment, pedestal wash handbasin and close-coupled wc. Obscured uPVC double-glazed window to the front elevation.

OUTSIDE

The property is approached via a tarmac driveway providing off-road parking for 2 cars in front of the garage. There is an area of lawn and an area laid to gravel with a palm tree and a paved path leads from the driveway to the front door. The rear garden is fully-enclosed and on a level plot. There is a patio bordered by wooden sleepers and the remainder is laid to lawn, bordered by mature shrubs and trees, with a path leading from the patio around the side of the house. Metal bike locker.

GARAGE 16'9" x 8'3" (5.12 x 2.54)

Up-&-over door. Mezzanine storage. Power and lighting. Wooden courtesy door to the rear opening to the garden.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

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

WHAT3WORDS

///violin.cross.cases

Area Map

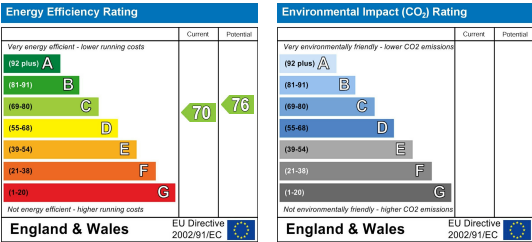


Floor Plans



Made with Mergim C2026

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.