



18 Rhodes Close

Plympton, Plymouth, PL7 4BS

Offers Over £340,000



Extended semi-detached family home situated in a cul-de-sac location with accommodation comprising lounge, dining room, snug, kitchen, utility room, 4 bedrooms, master ensuite & family bathroom. Enclosed rear garden. Garage. Off-road parking space.



RHODES CLOSE, PLYMPTON, PLYMOUTH PL7 4BS

ACCOMMODATION

uPVC double-glazed front door with obscured leaded light panel opening into the vestibule.

VESTIBULE 6'11" x 4'10" (2.13 x 1.49)

Providing an ideal space to store jackets and shoes. uPVC double-glazed window to the front elevation. Grey wood-effect laminate flooring. Square arch opening into the inner hall.

INNER HALL 6'0" x 5'8" (1.83 x 1.74)

Grey wood-effect laminate flooring. Stairs ascending to the first floor. Oak door with glazed panels opening into the lounge.

LOUNGE 18'10" narrowing to 12'11" x 13'3" narrowing to 8' (5.76 narrowing to 3.96 x 4.04 narrowing to 2.55)

Feature fireplace with stone hearth, mantel and surround. Inset 'living flame' gas fire. uPVC double-glazed window to the front elevation. Television point. Door to under-stairs storage cupboard which houses the Worcester boiler. Square arch opening into the dining room.

DINING ROOM 10'9" x 8'10" (3.29 x 2.7)

Engineered oak flooring. Oak door with glazed panels opening into the kitchen. Square arch opening into the snug.

SNUG 6'9" x 6'8" (2.06 x 2.04)

Engineered oak flooring. Sliding uPVC double-glazed patio door opening out to the rear garden.

KITCHEN 10'8" x 7'5" (3.27 x 2.27)

Attractive white high-gloss matching base and wall-mounted units to include spaces for cooker and dishwasher. Roll-edged laminate work surface with inset one-and-half bowl sink unit, mixer tap and a fitted Zanussi stainless steel extractor hood. Black brick-effect tiled splash-backs. Spot lighting. uPVC double-glazed window to the side elevation. Grey slate-effect laminate flooring. Square arch opening into the utility.

UTILITY 7'8" x 6'10" (2.36 x 2.1)

Space and plumbing for an American fridge-freezer. Spaces for a washing machine and a tumble dryer. Matching base and wall-mounted units. Dual aspect with uPVC double-glazed windows to the side and rear elevations. Black brick-effect tiled splash-back. Further uPVC obscured double-glazed door opening to the rear garden. Continuation of the grey slate-effect laminate flooring. Spot lighting.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. uPVC double-glazed window to the side elevation. Stairs ascending to the second floor.

BEDROOM TWO 12'11" x 9'10" (3.95 x 3.01)

uPVC double-glazed window to the front elevation with distant views over Plympton. Fitted wardrobes with shelving.

BEDROOM THREE 9'10" x 8'1" (3.01 x 2.48)

uPVC double-glazed window to the rear elevation overlooking the garden. Under-stairs storage cupboard.

BEDROOM FOUR 9'11" x 6'6" max (3.03 x 1.99 max)

Currently used as a study. uPVC double-glazed window to the front elevation. Fitted storage unit above where the stairwell rises.

BATHROOM 6'4" x 5'3" (1.95 x 1.62)

Attractive white suite comprising panelled bath with fitted Mira shower over and dual shower heads, pedestal wash hand basin and close-coupled wc. Decorative tiling at dado rail height. Fully-tiled walls. Wall-mounted mirrored medicine cabinet. Obscured double-glazed window to the rear elevation. Wood-effect laminate flooring.

SECOND FLOOR LANDING

Shelved storage cupboard. Oak door opening into the master bedroom.

MASTER BEDROOM 18'6" narr to 12'6" x 12'7" narr to 6'5" (5.66 narr to 3.82 x 3.85 narr to 1.98)

Range of fitted bedroom furniture including wardrobes with hanging rails, shelving and twin bedside cabinets. 2 uPVC double-glazed windows to the side elevation providing distant views over Plympton.

ENSUITE 9'9" narr to 5'10" x 4'9" narr to 2'3" (2.98 narr to 1.8 x 1.45 narr to 0.7)

Enclosed shower cubicle with fitted Mira shower and dual shower heads, wash hand basin inset into a storage cupboard below and close-coupled wc. Tiled walls. Heated towel rail. Obscured double-glazed window to the side elevation. Spot lighting. Laminate wood flooring.

GARAGE 18'7" x 9'7" (5.67 x 2.94)

Up-and-over door. 3 single-glazed windows to the side elevation. Light and power.

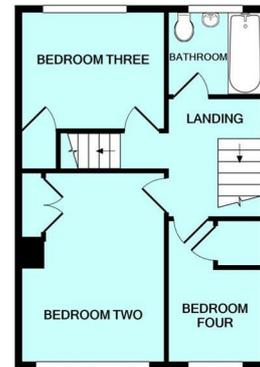
OUTSIDE

The property is approached via a tarmac drive providing off-road parking, running alongside the property to the fore of the garage. The main section of front garden is laid to lawn with an inset cherry blossom, flower and shrub border to one end. A wooden courtesy gate provides access from the driveway to the rear garden where there is a paved patio seating area with steps leading up from one side to the main section of garden. Bordered terraces with inset shrubs and plants. There is a hardstand with a greenhouse which will be included in the sale. The main section of garden is laid to lawn with paving stones leading towards the rear boundary where there is a further paved patio seating area providing a great vantage point over the garden. The boundaries on either side are flowerbeds with mature inset shrubs, plants and flowers.

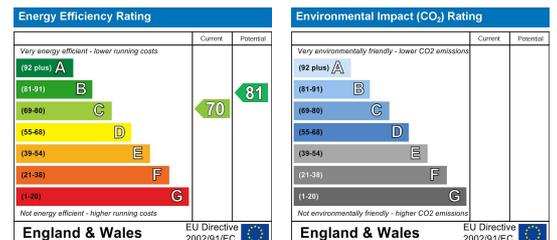
Area Map



Floor Plans



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.