Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



15 Newnham Close

Plympton, Plymouth, PL7 5EA

£360,000

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A spacious, 4-bedroom detached family home tucked away in a quiet cul-de-sac location & offered with vacant possession, comprising 2 reception rooms, an ensuite principal bedroom, 3 further bedrooms, garage, driveway, parking & an attractive enclosed rear garden. An excellent opportunity to secure a sought-after home in a popular residential location.







NEWNHAM CLOSE, PLYMPTON, PLYMOUTH PL7 5EA

ACCOMMODATION
A covered entrance with uPVC double-glazed door opening into the entrance hall.

ENTRANCE HALL 18'2 x 6'3 (5.54m x 1.91m)
A spacious hallway with a staircase to the first floor. Deep under-stairs storage cupboard.

DOWNSTAIRS CLOAKROOM 6'6 x 3'11 (1.98m x 1.19m)
Fitted with a 2-piece suite comprising a low-level wc and vanity wash handbasin with double cupboard and tiled surround. Wall-mounted alarm box (not tested). Obscured uPVC double-glazed window.

LOUNGE 16'3 x 11'7 (4.95m x 3.53m)
uPVC double-glazed bay window overlooking the front. Feature limestone surround fireplace with inset gas fire (not tested). Obscured-glass small-pane glazed French doors opening to the dining room.

DINING ROOM 11'6 x 9'7 (3.51m x 2.92m)
uPVC double-glazed sliding patio doors opening to the rear garden.

KITCHEN
Fitted with units comprising 2 double eye-level wall cupboards with matching base cupboards and drawers incorporating roll-edged laminate work surfaces over and tiled surrounds. One-&-a-half drainer sink unit with mixer tap and uPVC double-glazed window over with a view over the rear garden. Integrated 4-burner gas hob with extractor canopy over. Double electric oven. Space for further appliances. uPVC double-glazed window to the side. The kitchen also houses the gas boiler which serves both the central heating and domestic hot water. Serving hatch to the dining room.

UTILITY ROOM 6'8 x 4'8 (2.03m x 1.42m)
Single base unit and space for both washing machine and tumble dryer with work surface over, incorporating a round bowl sink unit with hot and cold taps and a tiled surround. Obscured uPVC glass door opening to the outside.

HALF FLOOR LANDING
Obscured uPVC double-glazed window.

FIRST FLOOR LANDING
Built-in airing cupboard housing an insulated cylinder with slatted shelving for linen. Hatch with retractable aluminium ladder to the loft space.

BEDROOM ONE 13'2 into wardrobes x 11'10 (4.01m into wardrobes x 3.61m)
uPVC double-glazed box window overlooking the front with far-reaching view. Large built-in double wardrobe with mirrored sliding doors and smaller built-in double wardrobe, also with mirrored sliding doors.

ENSUITE SHOWER ROOM 8/10 x 4'1 (2.44m/3.05m x 1.24m)
Fitted with a 3-piece suite comprising a fully-tiled shower cubicle with mains-fed shower, vanity wash handbasin with mixer tap and double cupboard below and a low-level wc. Further half-tiled surrounds to the walls. Fitted mirror with light/shaver point over. Fitted, mirrored bathroom cabinet. Obscured-glass double-glazed window.

BEDROOM TWO 11'10 x 8'8 (3.61m x 2.64m)
uPVC double-glazed window overlooking the rear with countryside view.

BEDROOM THREE 9'3 x 6'6 (2.82m x 1.98m)
uPVC double-glazed window overlooking the front with far-reaching view.

BEDROOM FOUR 9'3 x 6'4 (2.82m x 1.93m)
uPVC double-glazed window overlooking the rear with countryside view.

FAMILY BATHROOM 6'4 x 6'3 (1.93m x 1.91m)
Fitted with a 3-piece suite comprising a panel bath with fully-tiled surround, electric shower with shower screen, pedestal wash handbasin and low-level wc . Further half-tiled surrounds.Mirror with light switch and shaver point. Fitted mirrored bathroom cabinet. Obscured-glass uPVC double-glazed window.

OUTSIDE
To the front there is a concrete print drive providing off-road parking for at least 2 cars. This leads to the garage. The rear garden is fully-enclosed, laid to a good-sized patio with 2 steps leading up to a lawn with well-stocked colourful borders of flowers, shrubs and fruit trees, a raised planting bed and a greenhouse. Within the garden there are 2 timber sheds and an awning over the patio doors. Access along one side of the property via a timber gate.

GARAGE 17' x 8'4 (5.18m x 2.54m)
Metal up-&-over door. Pitched roof with power and light. Courtesy door opening to the rear garden.

COUNCIL TAX
Plymouth City Council
Council Tax Band: D

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

Area Map

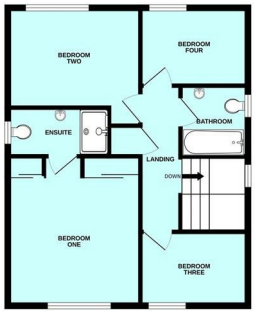


Floor Plans

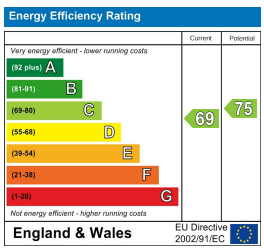
GROUND FLOOR

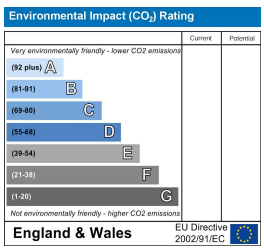


1ST FLOOR



Energy Efficiency Graph





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