Julian Marks
ESTATE AGENTS
PEOPLE, PASSION AND SERVICE



2 Plintona View

Plympton, Plymouth, PL7 4BX

Offers Over £750,000

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PLINTONA VIEW, PLYMPTON, PLYMOUTH PL7 4BX

ACCOMMODATION

uPVC double-glazed front door, with full-length uPVC double-glazed side panel windows throwing light, opening into the entrance hallway .

ENTRANCE HALLWAY

22'6 x 10'3 (6.86m x 3.12m)

Stairs leading to the lower ground floor and to the first floor landing. A wide, spacious entrance hallway with a galleried view over the conservatory and views out across Plympton and the woods directly behind Plintona View. Courtesy door into the double garage. Doors to bedroom one, bedroom two and the 'Jack & Jill' bathroom.

BEDROOM ONE

17'7 x 11' (5.36m x 3.35m)

uPVC double-glazed doors and windows opening onto a balcony with views over a backdrop of woods and Plympton in the distance. High vaulted ceiling and built-in walk-in wardrobe, fitted with hanging rails, shelving and drawers.

ENSUITE BATHROOM

9'9 x 6' (2.97m x 1.83m)

This is a modern, fully-tiled suite which comprises a tiled, panelled bath with mixer tap, concealed cistern low-level wc, sink with mixer tap and double cupboard below and a fully-tiled shower cubicle with mains shower, shower hose and overhead shower rose. Obscured-glass uPVC double-glazed window. Chrome, heated towel rail.

BEDROOM TWO

12'6 x 12'1 (3.81m x 3.68m)

uPVC double-glazed window overlooking the rear with views of the woodland and Plympton beyond. Built-in double wardrobe with hanging rails and shelf. Door to the 'Jack & Jill' bathroom.

JACK & JILL BATHROOM

8'11 x 8'2 (2.72m x 2.49m)

Fitted with a 3-piece white suite comprising a panel bath with mixer tap and shower head attachment, shower screen, rail, curtain and tiled surround, low-level wc, pedestal wash handbasin with mixer tap and tiled splash-back. Mirror with light/shaver point over. Obscured-glass uPVC double-glazed window.

LOWER GROUND FLOOR HALLWAY

12'9 x 10'10 (3.89m x 3.30m)

An open plan, bright, spacious hallway which opens through into the conservatory, flowing through to the lounge. Open plan access to the kitchen with a viewing gallery from the kitchen through to the conservatory.

UTILITY/BOILER ROOM

7'5 x 6'7 (2.26m x 2.01m)

Fitted base unit with a stainless-steel single-drainer sink unit with mixer tap. Double-wall cupboard plumbed for a washing machine. This room also houses the gas boiler and the Megaflow hot water tank which services the central heating and domestic hot water.

CONSERVATORY

15'5 x 8'1 (4.70m x 2.46m)

Floor-to-ceiling uPVC double-glazed surround offering lots of light into the conservatory, through to the kitchen and into the lounge.

LOUNGE

19'3 x 17'7 (5.87m x 5.36m)

The lounge through to the conservatory has easy-to-maintain wood-effect floor covering. uPVC double-glazed sliding patio door opening onto the rear garden with a view over the woodland, Plympton and surrounding countryside. Inset wood-burner effect gas fire. Media points.

KITCHEN

18'5 x 16'3 (5.61m x 4.95m)

Large 'wow' factor room which has been designed to a modern well-appointed kitchen area with high-gloss units which comprise storage cupboards and larder units. 2 integrated Siemens electric ovens and matching microwave. Base units run along one wall providing further extensive storage space, with Corian work surfaces over, incorporating a one-&-a-half drainer sink unit and a Quooker tap providing hot, cold and instant boiling water. Central 'T'-shaped island unit incorporating further cupboards and drawer units with Corian work surface over and in inset 5-ring induction hob with extractor canopy over, extending to a breakfast bar with ample seating. Built-in appliances with matching door fronts including dishwasher, fridge and freezer units and a wine/drinks fridge. Media points. uPVC double-glazed windows. From the kitchen a gallery overlooks the conservatory.

DOWNSTAIRS WC

5'6 x 4' (1.68m x 1.22m)

Fitted with a low-level wc and a double cupboard with pebbled- effect laminated top incorporating a porcelain sink unit with splash-back. Extractor fan.

DINING ROOM/GAMES/CINEMA ROOM

29'8 x 14'2 (9.04m x 4.32m)

An impressive room with uPVC double-glazed French doors opening onto the garden. Open plan access into a large games/cinema room with feature wall lights and fitted surround sound system speakers.

FIRST FLOOR GALLERIED LANDING

10'4 x 8 (3.15m x 2.44m)

Velux skylight window overlooking the woodland to the rear, Plympton and countryside beyond. Built-in double linen cupboard with slatted shelving.

FAMILY BATHROOM
8'5 x 5'11 (2.57m x 1.80m)
Fully-tiled shower cubicle with system shower, panelled bath with tiled surround, low-level wc and pedestal wash handbasin with tiled splash-back. Mirror with light/shaver point above. Velux double-glazed skylight window with integrated blind. Lighting and extractor fan.

BEDROOM THREE
14'8 x 14'5 (4.47m x 4.39m)
3 Velux double-glazed windows with integrated blinds. Fitted double wardrobe with 2 doors, hanging rails and shelving. Door opening into an adjoining ante-room/play room. Hatch to an insulated, boarded loft space.

OFFICE/PLAY/HOBBY ROOM
15'6 x 9'4 into eaves (4.72m x 2.84m into eaves)
A versatile room that could be used as a play room to bedroom three or as an office/hobby room. Velux double-glazed window. Access points to the eaves storage areas.

BEDROOM FOUR
17'11 x 12'6 (5.46m x 3.81m)
2 uPVC double-glazed Velux windows with integrated blinds - one overlooking the front and one to the rear. Fitted double wardrobe with hanging rail and shelf.

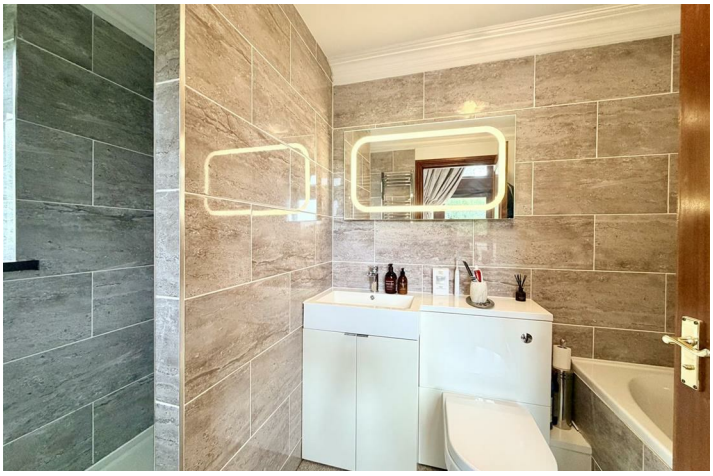
DOUBLE GARAGE
19'10 x 18' (6.05m x 5.49m)
Remote up-&-over door. Power and light. RCB consumer unit. Loft hatch opening to a shallow loft space.

OUTSIDE
To the front, there is a tarmac drive leading to the garage which offers parking for up to 4 vehicles. A paved pathway, bordered by hedgerow and lawn, runs along the side of the garage with 3 easy-rise steps up to the front door. The pathway continues along the front of the property where there are decorative gravel steps along the side of the house to a gate opening onto the decking and rear garden. The rear garden is fully enclosed by timber fencing. A natural stone wall divides a further area of garden along the far west boundary of the property which borders onto the adjoining woodland. The garden itself is laid to a sweeping lawn across the rear. There is a raised patio area leading onto a large deck laid to composite oak-effect deck boards and a stainless-steel post-&-rail balustrade. An outside kitchen is tiled-faced with granite work surfaces over and incorporates storage cupboards, a gas single-ring burner and a stainless-steel gas barbecue. There are matching stainless-steel chairs. Outside cold water tap. Lighting.

COUNCIL TAX
Plymouth City Council
Council Tax Band: G

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









Road Map



Hybrid Map



Terrain Map



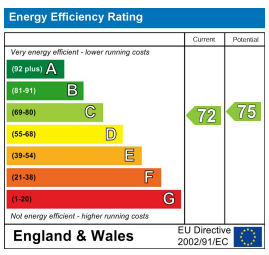
Floor Plan

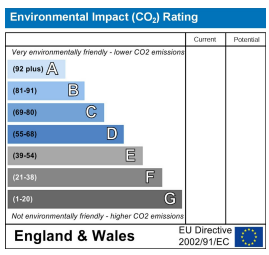


Viewing

Please contact our Plympton Office on 01752 301002 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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