



## 22 Elm Grove

Plympton, Plymouth, PL7 2BW

**Offers Over £400,000**



1930s property, in a prime location close to the Ridgeway shopping area, with a beautiful south-facing rear garden & an extended integral garage. The house retains some lovely ornate features & briefly includes a sizeable entrance hall & downstairs wc, a good-sized lounge & separate dining room, an additional garden room & kitchen. Upstairs there are 3 good-sized bedrooms & the family bathroom.





ELM GROVE, PLYMPTON, PLYMOUTH PL7 2BW

ACCOMMODATION

uPVC double-glazed door to the side of the house, with an inset leadlit-style panel, opening into the entrance porch.

ENTRANCE PORCH 6'10" x 2'5" (2.106 x 0.738)

Original wooden door, with decorative stained glass, opening into the entrance hall.

ENTRANCE HALL 13'11" x 8'0" (4.267 x 2.440)

Doors providing access to the lounge, dining room and kitchen. uPVC leadlit window to the side elevation. Staircase ascending to the first floor landing.

KITCHEN 12'0" x 6'10" (3.659 x 2.099)

Fitted with a matching range of base and wall-mounted units incorporating a laminate roll-edged worktop and an inset stainless-steel one-&-a-half bowl sink unit. Tiling to the principal areas. Space for a free-standing oven with a cooker hood over. Spaces for an under-counter fridge and under-counter freezer. uPVC double-glazed leadlit window to the side elevation.

LOUNGE 15'11" x 11'11" (4.871 x 3.645)

uPVC leadlit square bay window to the front elevation overlooking the garden. 2 original feature ornate arches. Marble fireplace with inset electric fire and wooden mantel.

DINING ROOM 11'11" x 9'11" (3.653 x 3.025)

A sizeable room with newly-fitted laminate flooring and open plan access into the garden room.

GARDEN ROOM 8'10" x 7'9" (2.708 x 2.372)

uPVC double-glazed windows to the side and rear elevation. Door opening to the downstairs wc. Door opening to the extended integral garage. Double doors opening to the rear garden.

DOWNSTAIRS WC 8'1" x 4'2" (2.474 x 1.277)

Low-level wc and an integrated wall-mounted storage cupboard. Surface-mounted square sink with mixer tap, set onto a wooden surface, with inset drawer storage beneath. Feature storage arch. Wall-mounted Worcester boiler. Obscured uPVC double-glazed window to the rear elevation with fitted Venetian blinds.

EXTENDED INTEGRAL GARAGE 26'0" x 8'6" (7.942 x 2.602)

Wooden stable doors. Power and light. The rear of the garage is currently used as a utility room and offers space and plumbing for a washing machine. Wooden-framed single-glazed window to the rear elevation.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Loft access hatch to insulated loft with power and lighting. Beautiful uPVC double-glazed window, with ornate stained glass detail, to the side elevation.

BEDROOM ONE 12'11" x 11'11" (3.951 x 3.640)

Leadlit uPVC double-glazed window to the front elevation. Range of built-in wardrobes and drawer storage.

BEDROOM TWO 11'10" x 10'6" (3.632 x 3.210)

Situated to the rear of the property with a leadlit uPVC double-glazed window to rear elevation providing beautiful views over the rear garden. Range of built-in wardrobes.

BEDROOM THREE 7'11" x 7'10" (2.438 x 2.394)

Leadlit uPVC double-glazed window to the side elevation.

FAMILY BATHROOM 11'2" x 6'3" (3.410 x 1.914)

Fitted with a 4-piece suite comprising a panelled bath with a hand-held shower over, a separate shower cubicle with a mains-fed shower, pedestal wash handbasin and a low-level wc. Wall-mounted vanity unit. Obscured leadlit uPVC double-glazed window to the rear elevation.

OUTSIDE

The property is approached via a block-paved driveway providing off-road parking for a couple of vehicles, in turn leading down the side of the house to the entrance door. A flagstone path runs down the other side of the house through an archway providing access to the rear garden. To the right hand side of the driveway there is a well-manicured lawn bordered by mature plants and shrubs. The rear garden is a real feature of this property - south-facing and immaculately presented, mainly laid to a very well-manicured lawn with mature plant and shrub borders but also including a patio area - perfect for entertaining and a seating area. There are outside power points, a hardstand with greenhouse, brick-built potting areas and a bin storage shed.

COUNCIL TAX PCC

Plymouth City Council  
Council Tax Band: E

PLYMPTON SERVICES

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

WHAT3WORDS

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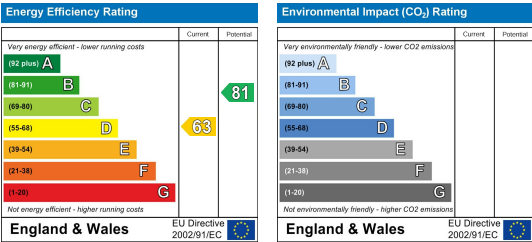
Area Map



Floor Plans



Energy Efficiency Graph



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