



36 Brook Close

Plympton, Plymouth, PL7 1JR

Offers Over £285,000



Well-presented 3-bedroom semi-detached family home situated in a popular area, close to local schools, with a recently-fitted open plan kitchen/diner & family bathroom. The property also benefits from a conservatory extension, a garage & off-road parking. Low-maintenance gardens to front & rear.



BROOK CLOSE, PLYMPTON, PLYMOUTH PL7 1JR

ACCOMMODATION

Composite front door, with inset obscured glass panel, opening into the entrance porch.

ENTRANCE PORCH 6'8" x 3'5" (2.035 x 1.059)

uPVC double-glazed windows to the side and rear elevations. uPVC double-glazed door with inset obscured glass panel, opening into the entrance hall.

ENTRANCE HALL

uPVC double-glazed window with obscured inset glass panel to the front elevation. Stairs ascending to the first floor landing with storage cupboards beneath. Doors providing access to the lounge and the kitchen/diner.

LOUNGE 15'0" x 11'6" (4.579 x 3.516)

uPVC double-glazed window to the front elevation overlooking the front garden. Feature fireplace with surround and wood mantel.

OPEN PLAN KITCHEN/DINING ROOM 17'8" x 10'8" (5.385 x 3.266)

Newly-fitted with a range of Wren base and wall-mounted units incorporating a complementary square-edged worktop. Composite anthracite one-&-a-half bowl sink unit with mixer tap. Space for a free-standing gas oven with extraction above. Attractive patterned tiled splash-back. uPVC double-glazed window to the rear overlooking the garden. uPVC double-glazed door with inset obscured glass panel opening to the rear porch. In the dining area there is ample space for a table and chairs. uPVC double-glazed French doors opening into the conservatory.

REAR PORCH 6'6" x 2'8" (1.992 x 0.829)

Wall-mounted Vaillant combi-boiler. Space and plumbing for a washing machine and a large fridge/freezer. uPVC double-glazed window to the rear elevation. uPVC double-glazed window to the front elevation.

CONSERVATORY 9'0" x 6'7" (2.750 x 2.017)

Partially constructed in brick beneath a uPVC double-glazed roof with obscured uPVC double-glazed windows to one side elevation and uPVC double-glazed doors opening to the rear garden.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Access hatch with pull-down ladder to partially-boarded, insulated loft with power and lighting. uPVC double-glazed window to the side elevation.

BEDROOM ONE 11'6" x 10'4" (3.513 x 3.155)

Recently-fitted range of wardrobes and matching bedside tables. uPVC double-glazed window to the front elevation overlooking the front garden.

BEDROOM TWO 11'6" x 11'8" (3.525 x 3.575)

Built-in storage cupboard. uPVC double-glazed window to the rear overlooking the garden.

BEDROOM THREE 6'11" x 9'1" (2.116 x 2.778)

uPVC double-glazed window to the front elevation.

SHOWER ROOM 7'10" x 5'5" (2.401 x 1.663)

Newly-fitted and including a shower cubicle with a hand-held and an additional waterfall shower attachment - both mains-fed, an inset sink with mixer tap and a low-level concealed unit wc with storage drawers. Wall-mounted vanity mirror above the sink. Contemporary matt anthracite heated towel rail. Extractor fan. Aquaboarding to walls. Obscured uPVC double-glazed windows to the side and rear elevation.

OUTSIDE

The property is approached via a pathway leading to the front door with a low-maintenance front garden laid to stone chippings and mature shrub borders. The rear garden is a private area, also low-maintenance, laid mainly to patio and stone chippings. Outside water tap. Outside electricity points. Rear door providing access to the parking.

GARAGE

Situated to the rear of the property with parking in front and a remotely-controlled electric door. Light and power. Re-fitted kitchen units. Courtesy door opening to the rear 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

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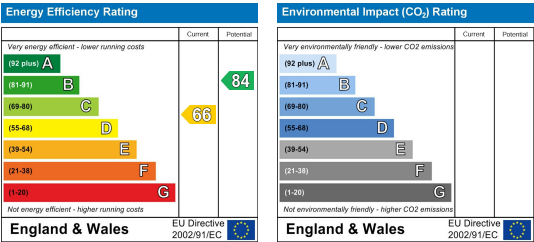
Area Map



Floor Plans



Energy Efficiency Graph



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