



## 54 Burniston Close

Plympton, Plymouth, PL7 1PQ

£315,000



Recently renovated detached bungalow situated on a generous plot in a quiet cul-de-sac in the Wolverwood area of Plympton. The accommodation briefly comprises an entrance hall, lounge/diner, kitchen, 2 double bedrooms & shower room. Externally there is a garage & ample off-road parking together with a front garden & a southerly-facing rear garden. The property is being offered with no onward chain.



## BURNISTON CLOSE, PLYMPTON, PL7 1PQ

### ACCOMMODATION

uPVC double-glazed door opening into the entrance hall.

### ENTRANCE HALL 9'0" x 5'5" (2.76 x 1.66)

Doors providing access to the accommodation. Storage cupboard housing the boiler. Access to the loft via a drop-down hatch.

### LOUNGE/DINER 22'7" x 10'11" (6.90 x 3.34)

Dual aspect with uPVC double-glazed windows to the front and rear elevations. uPVC double-glazed patio doors leading out to the garden.

### KITCHEN 10'8" x 7'8" (3.27 x 2.34)

A newly-fitted kitchen comprising matching base and wall-mounted units incorporating square-edged laminate work-tops, with an inset 4-burner gas hob and stainless-steel extractor. Inset composite one-&-a-half bowl sink unit with a mixer tap. Integral oven. Under-counter fridge and separate freezer. Space for the washing machine. Pantry-style cupboard. Inset ceiling spotlights. uPVC double-glazed window to the rear elevation. uPVC double-glazed obscured glass door leading out to the garden.

### BEDROOM ONE 11'11" x 10'8" (3.65 x 3.27)

uPVC double-glazed window to the rear elevation.

### BEDROOM TWO 11'5" x 8'7" (3.49 x 2.63)

Fitted wardrobes with sliding mirrored double doors. uPVC double-glazed window to the front elevation.

### SHOWER ROOM 8'0" x 5'0" (2.45 x 1.54)

A newly-fitted suite comprising a double walk-in thermostatic shower with a waterfall attachment, wash handbasin with a mixer tap and set into a storage unit and close-coupled wc. Chrome heated towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights. uPVC double-glazed patterned glass window to the front elevation.

### OUTSIDE

To the front, the property is approached via a lengthy driveway leading to the garage and providing parking for multiple vehicles. The front garden is mainly laid to lawn, bordered by mature shrubs and hedgerow. A brick-paved pathway leads around the edge of the front garden to the main front door. From the driveway a gateway provides access to the southerly-facing enclosed rear garden. The main lower level of garden is laid to patio together with a raised lawn area bordered by mature shrubs and hedgerows.

### GARAGE 17'8" x 8'4" (5.41 x 2.56)

Up-&-over door to the front elevation. Power and lighting.

### 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

///even.nation soon

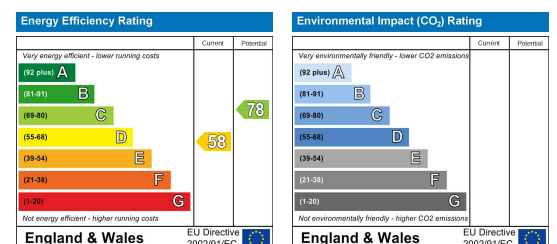
## Area Map



## 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.