



4 Plymtree Drive

Plympton, Plymouth, PL7 4LX

£425,000



Superbly-presented detached family house in this highly sought-after location in Plympton with fabulous far-reaching views. Originally the property was 4 bedrooms but it has been utilised by the current owners as a 3-bedroom property with one large master bedroom with an ensuite shower room. In addition there is the family bathroom. On the ground floor there is a spacious entrance hall with downstairs cloakroom/wc, lounge & an open-plan kitchen/dining room. Outside offers a garage with a brick-paved driveway providing plentiful off-road parking & there are landscaped gardens to the rear. Double-glazing & central heating.



PLYMTREE DRIVE, PLYMPTON, PL7 4LX

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 11'8 x 7'2 (3.56m x 2.18m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Double cupboard.

LOUNGE 19'4 x 14'9 into bay (5.89m x 4.50m into bay)

A dual aspect room with windows with fitted blinds to the front and side elevations plus a bay window with a fitted blind to the front elevation providing lovely views. Fireplace with a polished limestone surround and hearth with a fitted electric fire.

KITCHEN/DINING ROOM 19'3 x 13' into bay (5.87m x 3.96m into bay)

An open-plan room providing ample space for dining table and chairs. Walk-in bay window to the rear elevation with French doors overlooking the garden and leading to outside. Kitchen cabinets finished with matching gloss fascias, matching work surfaces and tiled splash-backs. One-&a-half single drainer sink unit. Integral dishwasher. Built-in oven and microwave. Induction hob. Space for fridge-freezer. Space for washing machine and tumble dryer. Concealed lighting. Inset ceiling spotlights.

DOWNSTAIRS CLOAKROOM/WC 5'11 x 3'10 (1.80m x 1.17m)

Fitted with a wc and a basin with a tiled splash-back and storage cupboard. Obscured window to the side elevation.

FIRST FLOOR LANDING 9'11 x 7'2 (3.02m x 2.18m)

Providing access to the first floor accommodation. Window to the side elevation providing natural light to the staircase. Loft hatch. Recessed boiler cupboard.

BEDROOM ONE 19'5 x 10'5 max dimensions (5.92m x 3.18m max dimensions)

Situated to the rear with 2 windows with fitted blinds. Originally this room was 2 separate rooms but it has been utilised as one by the current owners. Built-in closet. Space for free-standing furniture. Open-plan access through into the ensuite.

ENSUITE SHOWER ROOM 7'7 x 4' (2.31m x 1.22m)

Accessed via a glass door and a comprising a shower, wc and wash hand basin with a cupboard beneath. Chrome towel rail/radiator. Fully-tiled walls. Inset ceiling spotlights.

BEDROOM TWO 12'7 x 10'7 (3.84m x 3.23m)

Window with fitted blinds to the front elevation providing fabulous views towards the Plym estuary and beyond. Built-in wardrobe.

BEDROOM THREE 12'6 x 8'6 (3.81m x 2.59m)

A dual aspect room with windows with fitted blinds to the front and side elevations. Lovely views from the front.

FAMILY BATHROOM 7'1 x 5'6 (2.16m x 1.68m)

Comprising a bath with a shower system over, tiled area surround and a glass screen, wc with a push-button flush and a concealed cistern and basin with storage. Partly-tiled walls. Inset ceiling spotlights. Obscured window with a fitted blind to the side elevation.

GARAGE 17'2 x 8'5 (5.23m x 2.57m)

Timber double doors to the front elevation. Power.

OUTSIDE

A brick-paved driveway provides access to the property and off-road parking. The drive continues alongside the house through gates, which in turn leads to the garage. The rear garden, which has been landscaped, has areas laid to paving, decking, and artificial grass. There are 2 covered outdoor seating areas, plus a timber shed, outside power points, outside lighting and an outside tap.

COUNCIL TAX

Plymouth City Council
Council tax band D

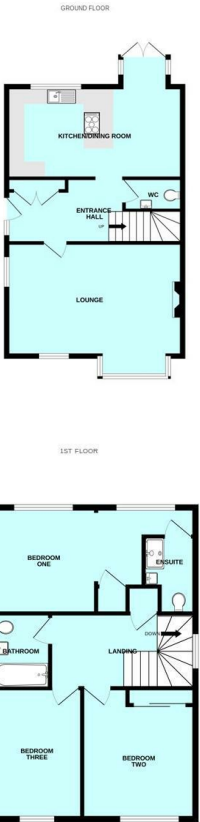
SERVICES

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

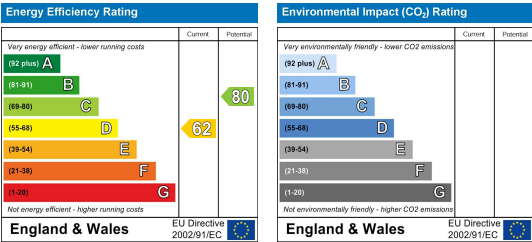
Area Map



Floor Plans



Energy Efficiency Graph



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