



## 9 Plymbridge Road

Plympton, Plymouth, PL7 4LF

£750,000



A rare opportunity to acquire this wonderfully-presented 1920s family home, situated in the popular Woodford area of Plympton & also including an annexe. The main house briefly comprises an entrance hall, lounge, kitchen/diner & ground floor wc whilst upstairs there are 3 double bedrooms with a principal ensuite & newly-fitted family bathroom. The annexe offers a spacious lounge & separate dining area, kitchen, a large double bedroom & a shower room. The garage has been converted into an office/gym/workshop. Outside to the front a driveway provides off-road parking for several vehicles. The rear garden is southerly facing & mainly laid to lawn - safe for children & perfect for entertaining. It also includes a structure which houses a utility room. The property & its grounds are extremely spacious & many of the rooms are dual aspect, flooding them with natural light. There are also owned solar panels.



**PLYMBRIDGE ROAD, PLYMPTON, PLYMOUTH PL7 4LF**

**ACCOMMODATION**

Composite door, with inset, frosted double-glazed panelling, opening into the entrance hall.

**ENTRANCE HALL 11'2" x 5'9" (3.42 x 1.77)**

Doors providing access to the lounge, kitchen/diner wc and the annexe. Stairs ascending to the first floor landing.

**LOUNGE 17'1" x 11'9" (5.23 x 3.59)**

Dual aspect with a uPVC double-glazed bay window to the front and a uPVC double-glazed window to the side elevation. Feature recessed alcove with a wooden mantel over. Solid wood flooring.

**KITCHEN/DINER 19'9" x 12'1" (6.03 x 3.69)**

Beautifully-fitted range of matching base and wall-mounted units incorporating a roll-edged wood-effect laminate worktop with an inset Neff induction hob and stainless-steel Neff extractor over. Inset one-&-a-half bowl stainless-steel sink unit with mixer tap. Integrated Neff grill and oven. Integrated Bosch dishwasher. Space for a fridge/freezer. A triple aspect room with uPVC double-glazed windows to the front and rear elevations and uPVC double-glazed patio doors opening to the garden.

**DOWNSTAIRS WC 7'5" x 2'3" (2.28 x 0.70)**

Close-coupled wc and wall-mounted wash handbasin with mixer tap. Obscured uPVC double-glazed window to the rear elevation.

**FIRST FLOOR LANDING 7'8" x 5'8" (2.35 x 1.73)**

Doors providing access to the first floor accommodation. Storage cupboard. Drop-down loft access hatch. uPVC double-glazed window to the rear elevation.

**BEDROOM ONE 14'11" x 11'8" (4.55 x 3.57)**

Dual aspect with uPVC double-glazed windows to the front and side elevations. Fitted with wardrobes, bed surround and dressing table. Door opening to the ensuite.

**ENSUITE 6'8" x 5'8" (2.04 x 1.75)**

Fitted with a matching suite comprising a corner-sited unit with electric shower, pedestal wash handbasin and close-coupled wc. Chrome heated towel rail. Extractor. Obscured uPVC double-glazed window to the front elevation.

**BEDROOM TWO 13'11" x 9'8" (4.25 x 2.95)**

Dual aspect with uPVC double-glazed windows to the side and rear elevations. Built-in quadruple wardrobe.

**BEDROOM THREE 12'1" x 8'4" (3.69 x 2.56)**

Dual aspect with uPVC double-glazed windows to the front and side elevations. Built-in double wardrobe with sliding doors.

**BATHROOM 12'2" x 8'3" (3.71 x 2.53)**

Newly fitted with a matching suite comprising a double walk-in shower with waterfall attachment, panelled bath, wash handbasin with mixer tap set upon a storage unit and close-coupled wc. Contemporary black heated towel rail. Shaving point. Extractor. Obscured uPVC double-glazed windows to the side and rear elevations.

**ANNEXE**

**ENTRANCE HALL 7'1" x 6'1" (2.16 x 1.86)**

Doors opening to the kitchen, bedroom and shower room. Obscured uPVC double-glazed door opening to outside.

**LOUNGE 13'11" x 11'9" (4.26 x 3.60)**

Feature open fireplace with metal surround and mantel. uPVC double-glazed window to the side elevation. Open plan access into the dining room.

**DINING ROOM 12'0" x 6'10" (3.67 x 2.09)**

uPVC double-glazed window to the rear elevation. uPVC double-glazed sliding patio doors opening onto the garden. Door opening to the kitchen.

**KITCHEN 17'10" x 7'6" (5.44 x 2.31)**

Fitted with a matching range of white high-gloss base and wall-mounted units incorporating a square-edged laminate worktop with inset Neff induction hob and extractor over. Inset one-&-a-half bowl stainless-steel sink unit with mixer tap. Integrated double oven and dishwasher. Space for an American-style fridge/freezer. uPVC double-glazed window to the rear elevation.

**BEDROOM 12'9" x 10'9" (3.90 x 3.29)**

Built-in quadruple wardrobe with sliding, mirrored doors. uPVC double-glazed window to the front elevation.

**SHOWER ROOM 12'9" x 10'9" (3.90 x 3.29)**

Matching suite comprising a double walk-in electric shower, wash handbasin set onto a storage unit, with mixer tap, and close-coupled wc. Obscured uPVC double-glazed windows to the side and rear elevations.

**OUTSIDE**

The property is approached via a swinging wooden gate which opens onto a brick-paved driveway, providing ample off-road parking for several vehicles and leading to the garage. EV charging point. In the far corner is an allotment, laid to low-level beds with slates, chippings and mature shrubs including a water recovery system and greenhouse. A wooden gate provides access to the rear garden, which is south-facing, fully enclosed and very private. To the other side of the property, a second gate provides access to the annexe front door. The rear garden offers 2 main patio seating areas with the remainder laid to lawn - perfect areas for entertaining whilst the lawned area includes provides a safe play space for children. The garden also includes a pond, with raised planters and flowerbeds, including mature shrubs. Various power points. External tap.

**GYM 13'0" x 10'0" (3.98 x 3.07)**

uPVC double-glazed sliding patio door opening from the garden. Power and lighting. Door opening into the office.

**GARAGE/OFFICE 14'10" x 14'3" (4.53 x 4.36)**

Power and lighting. Mezzanine storage level.

**WORKSHOP 26'2" x 8'6" narr to 6'3" (8 x 2.61 narr to 1.92)**

uPVC double-glazed door opening from the garden. Power and lighting. Solar panel power units. uPVC double-glazed window to the rear elevation. uPVC double-glazed door opening to the garden.

**UTILITY BUILDING 7'7" x 5'3" (2.32 x 1.61)**

Obscured uPVC double glazed door opening from the garden. Power and lighting. Space for under-counter laundry appliances.

**Area Map**

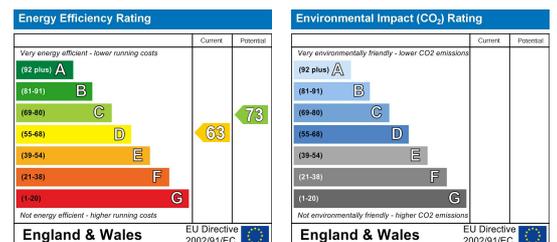


**Floor Plans**



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**Energy Efficiency Graph**



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