



## 81 Merafield Road

Plympton, Plymouth, PL7 1SH

**£425,000**



Beautifully-presented detached family home situated in an elevated position within the Merafield area of Plympton. The ground floor accommodation briefly comprises an entrance hall, lounge, kitchen/diner, utility, 2 bedrooms and a 4-piece bathroom with upstairs hosting an office and 2 further double bedrooms with the principal bedroom offering ensuite facilities. Outside there is a garage with gardens to the front and rear and ample on-street parking.





MERAFIELD ROAD, PLYMPTON, PLYMOUTH PL7 1SH

ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance hall.

ENTRANCE HALL

Doors leading to the lounge, kitchen/diner, bedrooms three and four, the reading room and bathroom. Storage cupboards. uPVC double-glazed window to the front elevation.

LOUNGE 23'4" x 11'10" (7.12 x 3.63)

A dual aspect room with uPVC double-glazed windows to the front and side elevations. Feature inset gas fire set onto an Italian polished stone hearth with mantel over.

KITCHEN/DINER 18'0" x 11'9" (5.5 x 3.6)

Fitted with a matching contemporary range of powder-blue high-gloss base and wall-mounted units incorporating a roll-edged quartz worktop and a Neff induction hob with extraction over. Inset sink with Quooker tap. Integrated Neff double oven. Integrated dishwasher, fridge and freezer. Ample space for dining table and chairs. Contemporary wall-mounted vertical radiator. Dual aspect with uPVC double-glazed windows to the side and rear elevations. Obscured uPVC double-glazed door opening to the rear garden. Open plan access into the utility room.

UTILITY ROOM 5'10" x 5'10" (1.79 x 1.79)

Fitted high-gloss units to match the kitchen incorporating a roll-edged quartz worktop. Composite sink with mixer tap. Integrated Neff microwave. Space for washing machine and tumble dryer. Obscured uPVC double-glazed window to the rear elevation.

BEDROOM THREE 11'9" x 11'0" (3.59 x 3.37)

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

BEDROOM FOUR 11'9" x 9'8" (3.60 x 2.96)

uPVC double-glazed window to the side elevation.

BATHROOM 11'9" x 5'8" (3.59 x 1.75)

Fitted with a matching suite comprising a corner bath with mixer and shower attachment, a large shower cubicle with electric shower, wash handbasin with mixer tap set into a storage unit, bidet and a low-level wc. White heated towel rail. Dual aspect with obscured uPVC double-glazed windows to the side and rear elevations.

READING ROOM 8'9" x 7'10" (2.69 x 2.39)

This room could easily be used as another office. uPVC double-glazed window to the side elevation. Stairs ascending to the first floor.

FIRST FLOOR LANDING/OFFICE 13'8" x 6'10" (4.18 x 2.09)

Doors leading to bedrooms one and two. Velux window.

BEDROOM ONE 16'11" x 13'5" (5.17 x 4.09)

Door opening into the ensuite. Eaves storage. Velux window providing natural light and with views out over the moors.

ENSUITE 13'6" x 5'10" (4.12 x 1.8)

Free-standing claw bath with shower and mixer attachment, pedestal wash handbasin and low-level wc. White heated towel rail. Extractor. Obscured uPVC double-glazed window to the front elevation.

BEDROOM TWO 13'5" x 11'1" (4.11 x 3.38)

Dual aspect with uPVC double-glazed window to the rear elevation and a Velux window to the side elevation. Eaves storage.

OUTSIDE

Steps ascend to the property, bordered by mature bushes, trees and flowers. A walkway runs around the property and provides access to the rear garden. Door to a basement providing a storage area which runs the entire length of the house and houses the combi-boiler. The rear garden is south-facing and laid for low-maintenance, with a raised decking area and a slate patio with a wooden gate opening to the service lane.

GARAGE 14'2" x 13'3" (4.34 x 4.06)

Electric roller door to the front elevation. Power and lighting. Courtesy door opening to the decking area.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: E

SERVICES

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

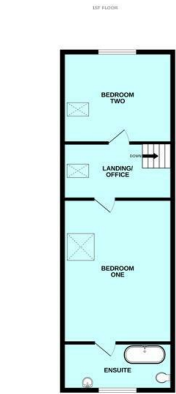
WHAT3WORDS

///fonts.chains.degree

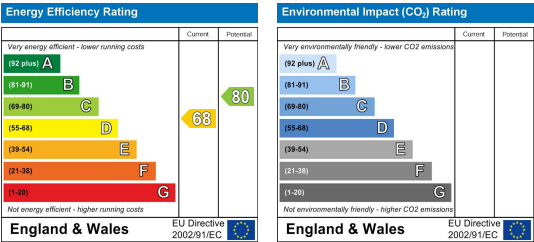
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.