



## 25 Longwood Close

Plympton, Plymouth, PL7 2HD

Offers Over £480,000



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## LONGWOOD CLOSE, PLYMPTON, PLYMOUTH PL7 2HD

### ACCOMMODATION

Composite door opening into the entrance porch.

### ENTRANCE PORCH

9'9" x 4'3" (2.992 x 1.297)

Vaulted ceiling with spotlighting. Open plan access into the inner hallway

### INNER HALLWAY

Stairs ascending to the first floor landing. Door providing access to bedroom four. Door providing access into the lounge/diner.

### BEDROOM FOUR

13'6" x 9'0" (4.122 x 2.749)

uPVC double-glazed window to the front elevation. Inset ceiling spotlighting.

### LOUNGE/DINER

24'3" x 16'11" (7.415 x 5.162)

Triple aspect with uPVC double-glazed windows to the front and rear elevations and 2 uPVC double-glazed windows to the side elevation. Media wall with integral storage units beneath. Wall-mounted Ethanol integrated fire. Staircase descending to the lower ground floor. Open plan access into the kitchen/diner.

### KITCHEN/DINER

16'9" x 15'3" (5.114 x 4.652)

A modern, high-spec kitchen fitted with a range of matching base and wall-mounted units with complementary quartz work surfaces. Inset one-&a-half bowl sink and drainer with mixer tap and detachable shower hose. Integrated Neff induction hob with a Faber extractor fan and splash-back. Wall-mounted integrated Combi-microwave. Wall-mounted integrated oven. Full-length integrated freezer and full-length integrated fridge. Integrated Bosch dishwasher. Integrated bin double storage drawer. Feature island with storage cupboards and seating. 2 uPVC double-glazed windows to the rear elevation overlooking the garden and beyond. Contemporary vertical wall-mounted radiator. Door opening to an under-stairs storage cupboard.

### FIRST FLOOR LANDING

Providing access to three bedrooms, the office and family bathroom. Access hatch with pull-down ladder to boarded, insulated loft with power and lighting.

### BEDROOM ONE

16'10" x 16'1" (5.134 x 4.923)

Fully fitted with a range of high-end Wren furniture including wardobes and bedside tables, with an inset beauty counter and tv. Vaulted ceiling with spotlighting, storage and feature down-lighting. Dual aspect with uPVC double-glazed windows to the front and side elevation. Door opening to the ensuite. Open plan access into the dressing room.

### DRESSING ROOM

5'11" x 11'1" (1.826 x 3.389)

Fitted with a range of base units with a complementary work surface. Decorative wall cladding. Ceiling spotlighting.

### ENSUITE

10'4" x 5'6" (3.173 x 1.694)

Beautifully fitted with a tiled, triple-sized walk-in shower including a rainfall shower head, vanity storage unit with inset sink, mixer tap and close-coupled toilet. Contemporary vertical anthracite heated towel rail. Extraction. uPVC double-glazed window to the rear elevation.

### BEDROOM TWO

9'11" x 11'8" (3.040 x 3.567)

uPVC double-glazed window to the front elevation. Inset ceiling spotlighting.

### BEDROOM THREE

10'5" x 12'4" (3.189 x 3.774)

uPVC double-glazed window to the rear elevation overlooking the garden and beyond. Inset ceiling spotlighting.

### FAMILY BATHROOM

8'7" x 5'6" (2.635 x 1.689)

Panelled bath with a waterfall shower attachment and tiled to the principal areas, with a glass shower screen and vanity storage

unit with inset sink, mixer tap and close-coupled toilet. Contemporary anthracite heated towel rail. Ceiling spotlighting. uPVC double-glazed window to the rear elevation.

### OFFICE

6'1" x 7'0" (1.857 x 2.147)

Wall-mounted radiator. Ceiling spotlighting.

### GAMES ROOM

21'4" x 15'0" (6.521 x 4.581)

Pool table. Inset sound system with wall-mounted control panel. Ceiling spotlighting. Door providing access to the downstairs wc. uPVC double-glazed sliding doors providing access to the rear garden.

### DOWNSTAIRS WC

4'6" x 2'4" (1.381 x 0.733)

Vanity wash handbasin with mixer tap and tiled splash-back. Close-coupled toilet. Extraction. Door providing access to an area suitable for a tumble dryer.

### OUTSIDE

The property is approached via a block-paved driveway providing off-road parking for up to 4 vehicles and leading to the front door. The rear garden is laid for ease of maintenance with a large, beautifully-laid patio and an area laid to artificial grass, fully-enclosed with featherboard fencing panels. Pergola. Hot tub. Outside water point. Outside electricity. Behind the fencing there is an additional, substantial piece of land belonging to the

property with lapsed planning permission for a detached single story dwelling or 2 semi-detached properties.

### BARBECUE SHACK/BAR

13'3" x 10'2" (4.043 x 3.101)

An attractively clad barbecue shack/bar with uPVC double-glazed bi-folding windows to the front and side elevations.

### 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

///tests.storm.moon



## Road Map



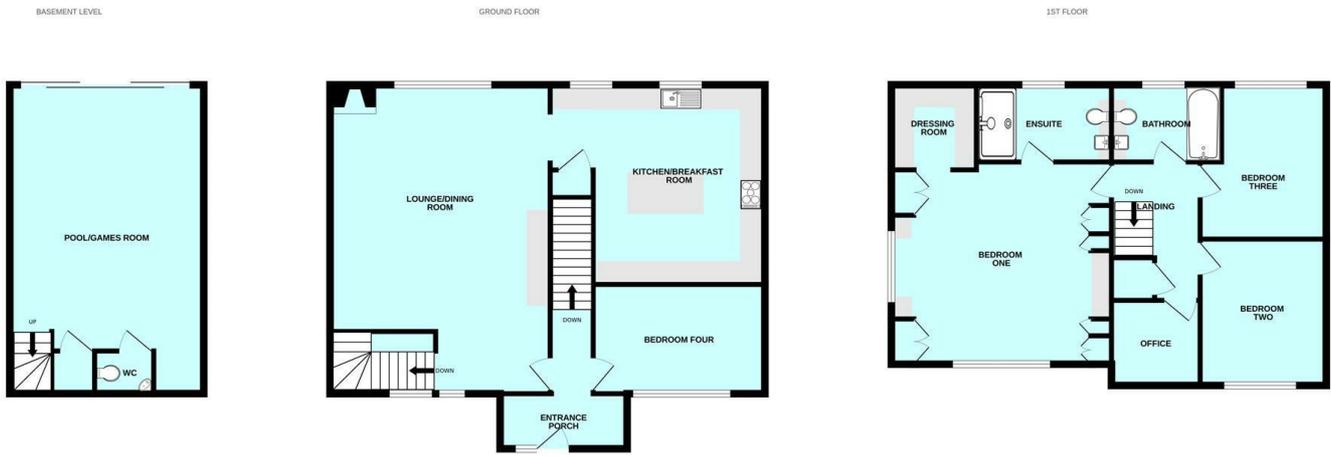
## Hybrid Map



## Terrain Map



## Floor Plan

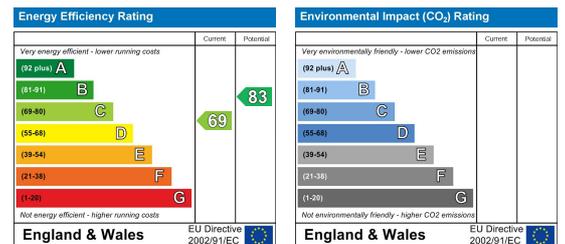


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## Viewing

Please contact our Plympton Office on 01752 301002 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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