



**Plympton, Plymouth, £325,000**



## COLEBROOK LODGE, 53 NEWNHAM ROAD, PLYMPTON PL7 4AW

### DESCRIPTION

Currently being built to an extremely high specification by a respected builder, Julian Marks is delighted to present this detached property which will offer a perfect blend of luxury, functionality and sustainability. With a 10 year building warranty the property features eco-friendly air source heating and solar panels, enhancing energy efficiency whilst minimising environmental impact.

The internal layout will include a beautifully designed open-plan kitchen, dining, and living area, fitted with high-end finishes - ideal for both family gatherings and entertaining. The kitchen itself will be a showpiece, with generous space, premium appliances and sleek cabinetry, marrying practicality with style. The utility will be accessed from the hallway and fitted to the same standard.

Upstairs there will be 2 spacious double bedrooms - one with ensuite facilities - and a family bathroom.

Outside is planned to be low maintenance and to provide off-road parking, however if a garden space would be preferred this plan can be adjusted.

This stylish home, designed with both aesthetic appeal and practical living in mind, presents a rare opportunity to own a high-end home in a highly desirable area of Plympton.







**Julian Marks, Plympton, 91 - 93 The Ridgeway, Plympton, Plymouth, Devon, PL7 2AA**

**01752 301002, [plympton@julianmarks.co.uk](mailto:plympton@julianmarks.co.uk)**