



3 Walnut Close

Plympton, Plymouth, PL7 2FX

£475,000



An immaculately presented detached family home situated in a popular cul-de-sac within the Chaddlewood area. The accommodation briefly comprises an entrance hall, lounge & separate dining room, kitchen/breakfast room, conservatory & downstairs wc with 4 bedrooms, a principal ensuite & the family bathroom. To the front there is a garage with a driveway providing off-road parking for 2 cars. There is a beautiful rear garden which is south-facing & perfect for entertaining.



WALNUT CLOSE, PLYMPTON, PLYMOUTH PL7 2FX

ACCOMMODATION

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

ENTRANCE HALL

Doors opening into the lounge, kitchen/breakfast room and downstairs wc. Door opening to a storage area with coat hooks and door into the integral garage. Ceramic tiled floor. Stairs ascending to the first floor landing.

LOUNGE 15'9" x 10'7" (4.81 x 3.23)

Feature fireplace with inset 'Living Flame' glass-fronted gas fire set onto a sandstone hearth with surround and mantel. uPVC double-glazed window to the front elevation. Open plan access into the dining room.

DINING ROOM 10'7" x 10'5" (3.23 x 3.18)

Wooden French doors with inset glass panelling, opening into the kitchen/breakfast room. uPVC sliding double-glazed French doors opening to the garden.

KITCHEN/BREAKFAST ROOM 14'11" x 8'9" (4.56 x 2.68)

Fitted with an attractive range of matching base and wall-mounted units incorporating a granite worktop with an inset Bosch 5-ring induction hob and contemporary extractor hood over. Inset one-&-a-half bowl sink unit. Integrated twin Bosch oven and microwave. Integrated dishwasher. Integrated under-counter fridge and freezer. Ceramic tiled floor. Ceiling spotlights. Upright wall-mounted contemporary radiator. uPVC double-glazed window to rear elevation. Open plan access into the conservatory.

DOWNSTAIRS WC 6'6" x 2'11" (1.99 x 0.89)

Tiled flooring. Close-coupled wc. Chrome heated towel rail. Extractor fan. Wall-mounted wash hand basin with vanity storage cupboard below. Wall-mounted storage unit.

CONSERVATORY 11'9" x 11'5" (3.59 x 3.49)

A bright, open space, constructed beneath a solid roof with uPVC double-glazed windows. Ceramic tiled floor. uPVC double-glazed french doors opening to the decking.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Airing cupboard, housing the hot water cylinder. Drop-down access hatch to roof void. uPVC double-glazed window to the side elevation.

BEDROOM ONE 12'3" x 10'4" (3.75 x 3.16)

Range of fitted wardrobes with bi-folding doors, hanging rail and shelving. uPVC double-glazed window to the rear elevation. Door opening into the ensuite.

ENSUITE 8'11" x 5'5" (2.74 x 1.67)

Contemporary shower cubicle, matching 'his & hers' sinks with built-in white high-gloss storage units beneath and twin wall-mounted mirrors above and close-coupled wc. Wall-mounted chrome heated towel rail. Aquaboarding to walls. Ceiling spotlighting. Extractor fan. Obscured uPVC double-glazed window to the side elevation. Ceramic tiled flooring.

BEDROOM TWO 12'2" x 10'7" (3.71 x 3.23)

Fitted wardrobe with bi-folding doors, hanging rail and shelving. uPVC double-glazed window to the front elevation.

BEDROOM THREE 9'7" x 8'11" (2.93 x 2.74)

uPVC double-glazed window to the rear elevation.

BEDROOM FOUR/DRESSING ROOM 7'8" x 7'6" (2.35 x 2.31)

uPVC double-glazed window to the front elevation.

FAMILY BATHROOM 7'1" x 5'7" (2.16 x 1.72)

Attractive matching suite comprising a panelled bath with multi-jet system and fitted shower over, wall-mounted wash hand basin with high-gloss contemporary storage units below and close-coupled wc. Chrome heated towel rail. Tiled flooring. Partly-tiled walls. Obscured uPVC double-glazed window to the front elevation. Extractor fan.

OUTSIDE

To the front of the property a brick-paved driveway provides off-road parking for 2 vehicles, bordered by flower beds and leading to the garage. To the side of the property a gated walkway provides access to a very private, beautifully-kept, south-facing rear garden which includes a raised decking area, a patio with ceramic tiles and a lawn with a decorative border of mature shrubs and bushes.

INTEGRAL GARAGE 17'5" x 8'4" max (5.33 x 2.55 max)

Electric roller door. Power and lighting. Wall-mounted boiler. Space and plumbing for washing machine, tumble dryer and chest freezer.

COUNCIL TAX PCC

Plymouth City Council

Council Tax Band: E

SERVICES

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

WHAT3WORDS

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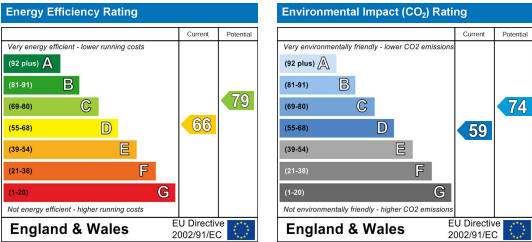
Area Map



Floor Plans



Energy Efficiency Graph



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