Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

66 Merafield Road

Plympton, Plymouth, PL7 1SH

£600,000

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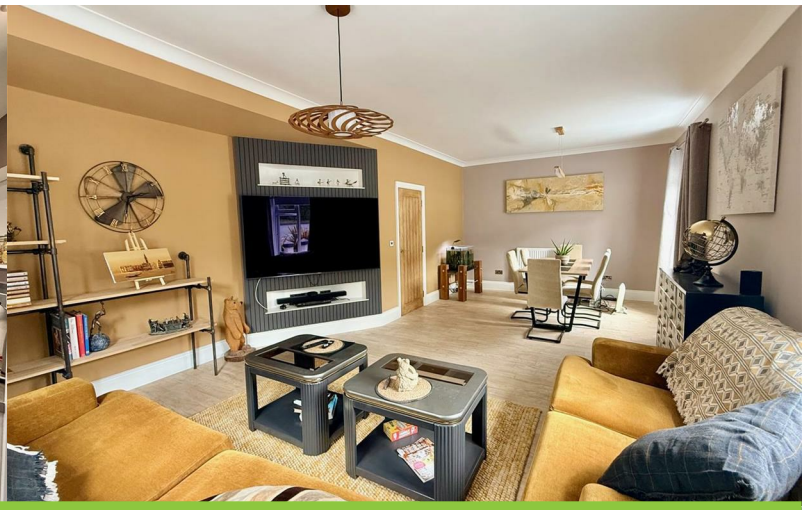

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MERAFIELD ROAD, PLYMPTON, PLYMOUTH PL7 1SH

ACCOMMODATION

Contemporary, composite front door opening into the entrance hall.

ENTRANCE HALL

17'5" x 8'3" (5.31m x 2.54m)

17'5 x 8'4 (5.31m x 2.54m) + 13'8 x 4' (4.16m x 1.22m) + 19'10 x 8'2 (6.04m x 2.49m). A large, 'wow' factor entrance hall with a vaulted ceiling, which runs from the front to the rear of the property, with a staircase running to the first and lower ground floors. The area is filled with light from 4 large Velux windows and a large uPVC double-glazed window over the staircase running to the lower ground floor. There are 2 large storage cupboards with wood flooring running from the hallway into the lounge/diner and oak doors opening to all rooms.

LOUNGE/DINER

24'6 x 15' (7.47m x 4.57m)

This is a great socialising/entertainment space with 3 uPVC double-glazed windows. Entertainment wall with power and media points. High ceiling with coving.

FAMILY BATHROOM

11'5" x 8'2" (3.5 x 2.5)

This is a large family bathroom with a tiled floor, having a 4-piece suite comprising a panel bath with tiled surround and splash-back, central taps with waterfall fill and shower hose, concealed cistern low-level wc, vanity unit with wash handbasin set onto a contemporary wooden stand with tiled splash-back and fitted mirror over and a fully-tiled shower cubicle with overhead shower rose. 2 contemporary radiators. Extractor fan. Fitted cupboards and ceiling spotlighting. Obscured-glass double-glazed window.

MASTER BEDROOM

13'7 x 13'5 (4.14m x 4.09m)

uPVC double-glazed doors opening to a Juliette balcony. 2 Velux double-glazed windows. 2 fitted wardrobes. Sliding oak door opening to the ensuite dressing room. uPVC double-glazed patio doors opening to a Juliette balcony with far-reaching views across Boringdon and out to the moors.

ENSUITE DRESSING ROOM

7'5 x 7 (2.26m x 2.13m)

Dressing table with side cupboards and drawers and fitted mirror with spotlighting over. Fitted three-quarter length wardrobes with hanging rails and shelving. Further racked shelving. Tiled floor which continues into the ensuite shower room.

ENSUITE SHOWER ROOM

7'11 x 6'2 (2.41m x 1.88m)

Fitted with a 3-piece suite comprising a fully-tiled shower cubicle with overhead lighting and shower rose, concealed cistern low-level wc and vanity wash handbasin with tiled splash-back and fitted cupboards below. Contemporary radiator. Extractor fan. Velux double-glazed skylight window.

BEDROOM TWO

18'7 x 11'3 (5.66m x 3.43m)

Fitted wardrobes including a central dressing table with drawers and fitted mirror with spotlighting over. uPVC double-glazed window. Velux double-glazed skylight window. uPVC double-glazed patio doors opening to a Juliette balcony with far-reaching views across Boringdon and out to the moors.

ENSUITE SHOWER ROOM

8'3 x 5'7 (2.51m x 1.70m)

Fitted with a 3-piece suite comprising a fully-tiled shower cubicle, a low-level wc and a round vanity wash handbasin with mixer tap and drawer units below. Tiled floor. Spotlighting. Extractor fan. Velux double-glazed window.

BEDROOM THREE

11'4 x 11'2 (3.45m x 3.40m)

uPVC double-glazed window to the side. Large Velux skylight window. Built-in wardrobes including a matching dressing table area to one side with shelving and double drawer unit.

FIRST FLOOR LANDING

15'8 x 4'8 (4.78m x 1.42m)

Velux double-glazed window. Access to eaves' storage cupboards. Large walk-in storage cupboard.

BATHROOM TWO

Fitted with a contemporary 3-piece white suite comprising bath with tiled surround, shower hose and wall-mounted taps, wash handbasin and low-level wc. Wall-mounted towel rail. Storage cupboard. Tiled floor. Velux skylight.

BEDROOM FOUR

11'9 x 10'1 (3.58m x 3.07m)

uPVC double-glazed window overlooking the front. Skylight window. 2 eaves' storage cupboards.

BEDROOM FIVE

11'1 x 9'10 (3.38m x 3.00m)

Velux double-glazed skylight window overlooking the rear with views out towards Boringdon, including the golf course, with distant views of the moors. 2 eaves' storage cupboards.

LOWER GROUND FLOOR

Door opening into the open plan living space.

OPEN PLAN LIVING SPACE

24'10 x 24'7 (7.57m x 7.49m)

This is a fabulous social entertaining space, which is a bright, spacious area and the heart of this wonderful home. The lounge area has wood floor an bi-fold doors with a single opening door to the rear garden and additional side windows. Media points. The kitchen has a tiled floor and is

fitted with an extensive range of contemporary high-gloss units comprising a central island unit with cupboards and drawers, incorporating a large induction hob with extractor canopy and spotlighting over and a stainless-steel single-drainer sink unit with mixer tap. There are further base cupboards and drawers and full-length larder cupboards. Further integrated appliances include a double electric oven, microwave and dishwasher. Large space for an American-style fridge/freezer. Integrated ceiling spotlighting and contemporary spotlight. Contemporary radiator. To the side there is a deep-set uPVC double-glazed window. From the kitchen there is a walk-through to the utility room.

UTILITY ROOM

8'2 x 6'1 (2.49m x 1.85m)

Matching base and wall-mounted cupboards to the kitchen with roll-edged laminate work surfaces over incorporating a stainless-steel single-drainer sink unit with mixer tap and a deep-set uPVC double-glazed window over. Plumbing for a washing machine and space for a tumble-dryer. Wall-mounted gas boiler which serves both the central heating and domestic hot water. Cupboard housing the consumer unit. Tiled floor. Extractor fan. Spotlighting. Oak door opening to the downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

5'9 x 3'1 (1.75m x 0.94m)

Fitted with a 2-piece suite comprising a low-level wc and wash handbasin with mixer tap. Fitted mirror over. Extractor fan. Spotlighting.

OUTSIDE

To the front, the property enjoys an extensive gravelled driveway providing generous off road parking for numerous vehicles, with ample space to accommodate a motorhome, caravan, boat or trailer. The front boundary is screened by mature hedging, creating an attractive degree of privacy, whilst gated access is available to both sides of the property leading to the rear garden.

To the eastern side, a gate opens onto a hard landscaped pathway with paved steps leading to a useful timber storage shed before opening into the rear garden. The rear garden has been thoughtfully landscaped to create a series of distinct outdoor spaces, perfectly balancing style, practicality and relaxation. Beautifully arranged with generous patios, raised decking, artificial lawn and well-stocked, planted borders it has been designed with outdoor living and entertaining firmly in mind. Whether hosting family and friends, dining al-fresco from the outdoor barbecue area, relaxing with a book in one of the secluded seating areas or simply enjoying the sunshine, the garden offers something for every occasion.

Practicality has not been overlooked, with dedicated utility and drying areas discreetly incorporated into the design, ensuring the space remains as functional as it is beautiful. This exceptional outdoor environment perfectly complements the quality of the accommodation and provides a wonderful extension of the living space throughout the year.

GARAGE

18'0" x 9'2" (5.5 x 2.8)

The larger than average garage is accessed directly from the driveway via a remote controlled electric door and benefits from a vaulted ceiling, making it ideal for storage or workshop use.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

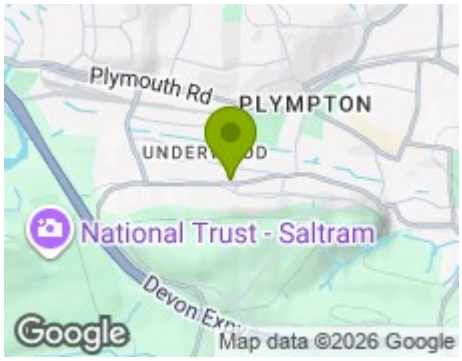
PLYMPTON

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

Road Map

Hybrid Map

Terrain Map



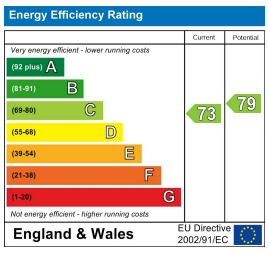
Floor Plan

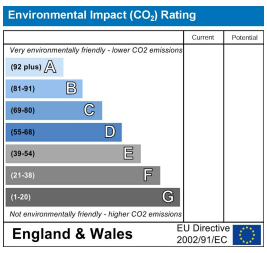
Made with Metropix ©2026

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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