



12 Higher Park Close

Plympton, Plymouth, PL7 1XG

£250,000



Dormer-style semi-detached house with a block-paved driveway, garage & gardens to the front & rear. The accommodation benefits from double-glazing & gas central heating & briefly comprises an entrance hall into an open plan kitchen/diner, lounge, 3 bedrooms & family bathroom. The property is being offered with no onward chain.



HIGHER PARK CLOSE, PLYMPTON, PLYMOUTH PL7 1XG

ACCOMMODATION

uPVC double-glazed door, with inset obscured glass panel, opening into the entrance hall.

ENTRANCE HALL 13'2" x 6'0" (4.032 x 1.849)

Stairs ascending to the first floor landing. Under-stairs storage cupboard. Door opening into the kitchen/diner.

KITCHEN/DINER 16'11" x 9'10"/869'5" (5.165 x 3/265)

The kitchen is fitted with a range of white high-gloss base-mounted units with soft-close finishings incorporating round-edged, laminate work surfaces and one-&-a-half drainer Lamona sink and drainer with mixer tap. Space and plumbing for dishwasher. Space for an oven. Space for fridge/freezer. Space and plumbing for washing machine. uPVC double-glazed window to the side elevation. 2 sets of uPVC double-glazed sliding patio doors opening to the rear garden. Double internal doors opening into the lounge.

LOUNGE 13'0" x 10'5" (3.973 x 3.187)

uPVC double-glazed window to the front elevation.

FIRST FLOOR LANDING 8'3" x 7'8" (2.527 x 2.342)

Doors providing access to the first floor accommodation. uPVC double-glazed window to the side elevation. Access hatch to boarded, insulated roof space with power and lighting.

BEDROOM ONE 12'9" x 10'0" (3.894 x 3.055)

uPVC double-glazed window to the front elevation. Built-in shelved cupboard housing a radiator.

BEDROOM TWO 11'5" x 9'2" (3.497 x 2.815)

uPVC double-glazed window to the rear elevation overlooking the garden.

BEDROOM THREE 9'5" x 6'6" (2.875 x 1.996)

uPVC double-glazed window to the front elevation. Built-in storage cupboard.

SHOWER ROOM 7'5" x 6'4" (2.281 x 1.953)

Fitted with a matching white high-gloss suite comprising shower cubicle with a Triton electric shower counter-top wash handbasin with mixer tap set onto storage cupboards and low-level wc. Wall-mounted mirrored vanity mirror. Chrome heated towel rail. Dimplex down-heater. Shaving point. 2 uPVC obscured double-glazed windows to the rear elevation.

OUTSIDE

The property is approached via a brick-paved driveway providing off-road parking for one vehicle and leading to the garage. To the front the garden is laid to astroturf for ease-of-maintenance, with a mature tree & radius paving. To the rear the garden is fully-enclosed by feather-board fencing panels with a large patio area adjacent to the property, which is perfect for entertaining. Steps lead up to a raised composite decked area which is nicely-finished with glass balustrades, bordered by raised planter beds with mature shrubs and plants. Wooden storage shed. Outside water tap.

GARAGE

Up-&-over door to the front. uPVC double-glazed courtesy door, with inset obscured glass panel, opening to the rear garden.

AGENT'S NOTE

Plymouth City Council
Council Tax Band: C

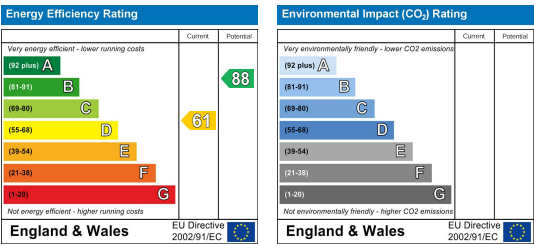
Area Map



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.