



## 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

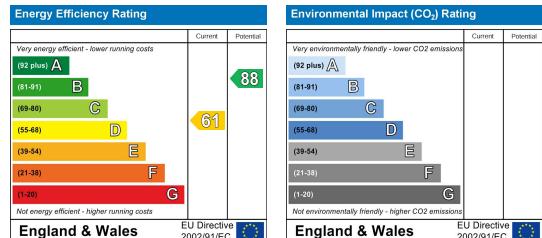
### Area Map



### Floor Plans



### Energy Efficiency Graph



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