



## 53 Downfield Drive

Plympton, Plymouth, PL7 2DP

£210,000



Generously-sized home situated in a central part of Plympton & briefly comprising an entrance porch & hallway, lounge/diner & kitchen, whilst upstairs there are 2 double bedrooms & a shower room. Outside the property there is a garden to the front & a sunny rear garden, with a garage in a nearby block.



## DOWNFIELD DRIVE, PLYMPTON, PLYMOUTH PL7 2DP

### ACCOMMODATION

uPVC double-glazed door opening into the entrance hall.

### ENTRANCE HALL 6'3" x 3'6" (1.93 x 1.08)

Door opening to the lounge/diner. Open plan access into the kitchen.

### KITCHEN 9'3" x 9'0" (2.83 x 2.76)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with inset 4-burner gas hob and stainless-steel extractor over. Inset one-&-a-half bowl stainless-steel sink unit with mixer tap. Integral oven. Spaces for dishwasher, washing machine and upright fridge/freezer. uPVC double-glazed window to the front elevation.

### LOUNGE/DINER 17'7" x 12'10" (5.36 x 3.93)

Stairs ascending to the first floor landing with storage cupboard beneath. uPVC double-glazed door opening to the porch. uPVC double-glazed window to the rear elevation.

### FIRST FLOOR LANDING 8'9" x 5'11" (2.67 x 1.81)

Doors providing access to the first floor accommodation. Up-&-over hatch providing access to the loft.

### BEDROOM ONE 12'11" x 8'7" (3.95 x 2.64)

uPVC double-glazed windows to the front elevation.

### BEDROOM TWO 12'10" max x 9'7" (3.92 max x 2.93)

Over-stairs storage cupboard. Space for shelving units. uPVC double-glazed window to the rear elevation.

### SHOWER ROOM 8'7" x 6'6" (2.63 x 1.99)

Fitted with a matching suite comprising a double-sized walk-in shower unit with mains-fed waterfall attachment, vanity-style wash handbasin with mixer tap and storage beneath and close-coupled wc. Chrome heated towel rail. Extractor. Obscured uPVC double-glazed windows to the side elevation.

### OUTSIDE

The property is approached via a slabbed walkway, bordered by an area of lawn, shrubs and bushes. The rear garden is enclosed, tiered and laid for ease of maintenance, mainly to decking with a storage shed and a wooden access gate.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

### SERVICES

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

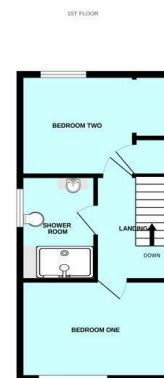
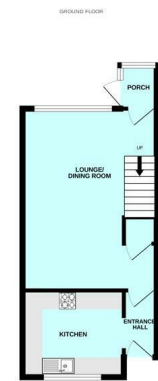
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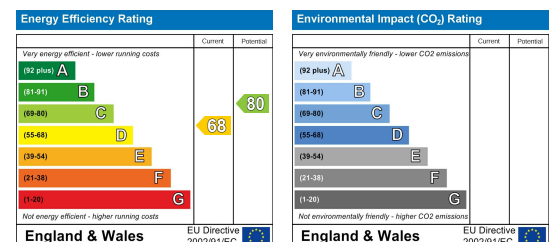
### Area Map



### Floor Plans



### Energy Efficiency Graph



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