



16 Westmoor Close

Plympton, Plymouth, PL7 2WQ

£360,000



A detached family home situated in a quiet cul-de-sac position in Plympton. The accommodation comprises lounge, dining room, modern fitted kitchen, utility, cloakroom, conservatory, four bedrooms, master en-suite and family bathroom. There is a southerly facing rear garden, a garage and off-road parking for three vehicles.



16 WESTMOOR CLOSE, PLYMPTON, PLYMOUTH PL7 2WQ

ACCOMMODATION

uPVC obscured leaded light door opening into the entrance hall.

ENTRANCE HALL 5'1" x 5'0" (1.55 x 1.53)

Stairs ascending to the first floor landing. LVT flooring. Wooden door with glazed panel opening into the lounge.

LOUNGE 14'2" x 10'11" + bay (4.32 x 3.35 + bay)

Feature fireplace with wood mantel and surround. Marble hearth and inset. 'Living flame' glass fronted gas fire. uPVC double-glazed bay window to front elevation. LVT flooring. Archway opening into the dining room.

DINING ROOM 8'11" x 8'9" (2.72 x 2.67)

Aluminium double-glazed sliding patio door giving access out to the rear garden. LVT flooring. Doorway opening into the kitchen.

KITCHEN 10'10" x 8'10" (3.31 x 2.71)

The kitchen was renovated in 2019 and comprises attractive matching base and wall-mounted units to include fitted twin Neff oven and integral Neff dishwasher. Roll-edge granite worktop with inset four ring Neff induction hob with Neff contemporary filter hood over. Inset sink unit with a mixer tap. uPVC double-glazed window to rear elevation overlooking the garden. Granite splash-back. Ceramic tiled floor with pelmet lighting. Spotlighting. Door to larder storage cupboard. Archway opening into the inner hallway.

INNER HALLWAY

Door leading through to the cloakroom. The room opens into the conservatory. Wall-mounted contemporary upright radiator.

CLOAKROOM 5'6" x 6'1" (1.68 x 1.86)

A modern suite with a close-coupled wc with hidden cistern and wash hand basin inset into white high-gloss vanity storage cupboard below. uPVC double-glazed window looking out to the rear garden.

CONSERVATORY 18'0" narrowing to 10'9" x 11'1" narrowing to 5'2" (5.5 narrowing to 3.3 x 3.39 narrowing to 1.6)

Underfloor heating underneath the ceramic tiled floor. Polycarbonate roof over with uPVC double-glazed windows to side, front and rear elevations, obscured to the front with an obscured double-glazed door giving access out to the driveway. Further uPVC double-glazed French doors opening out to the rear garden. Wall-mounted electric fan fire. Door opening into the utility.

UTILITY 9'0" x 6'2" (2.76 x 1.89)

Matching base and wall-mounted units with positions for tumble dryer, washing machine and upright fridge-freezer. Door opening into the garage/gym.

GARAGE/GYM 11'8" x 9'1" (3.58 x 2.77)

Electric roller door. Wall-mounted Worcester boiler. Light and power.

FIRST FLOOR LANDING

Loft hatch. Doors leading to the bedrooms and bathroom. Airing cupboard housing the hot water cylinder.

BEDROOM ONE 11'5" x 11'3" max (3.49 x 3.43 max)

Fitted wardrobes with hanging rail and shelving. uPVC double-glazed window to front elevation. Door into the en-suite.

EN-SUITE 5'8" x 5'3" (1.75 x 1.61)

Modernised in 2020, there is a matching suite of shower cubicle with fitted Mira shower, close-coupled wc and wall-mounted wash hand basin inset into a white high-gloss vanity storage cupboard below. Chrome heated towel rail. Tiled floor. Tiled walls. uPVC obscured double-glazed window to front elevation. Spotlighting.

BEDROOM TWO 14'11" x 9'3" (4.57 x 2.84)

Fitted wardrobes with hanging rail and shelving. uPVC double-glazed window to front elevation.

BEDROOM THREE 8'9" narrowing to 5'10" x 10'1" narrowing to 6'5" (2.69 narrowing to 1.78 x 3.08 narrowing to 1.96)

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

BEDROOM FOUR 9'7" x 7'10" (2.94 x 2.4)

uPVC double-glazed window to rear overlooking the garden.

BATHROOM 6'9" x 6'4" (2.06 x 1.94)

Attractive matching suite of panelled bath with central taps and a fitted shower over, pedestal wash hand basin and close-coupled wc. Chrome heated towel rail. Ceramic tiled floor. Tiled walls. Extractor fan. uPVC obscured double-glazed window to rear elevation. Large mirror to one wall.

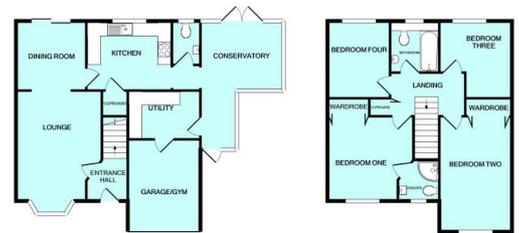
OUTSIDE

The property is approached via a brick paved driveway allowing off-road parking for a number of vehicles. To the rear is an enclosed southerly facing garden which has been tastefully landscaped in 2019 to create a wonderful space to entertain family and friends. Laid for ease of maintenance consisting of artificial grass, a raised deck and patio seating area which has some flowerbed and shrub borders running alongside. A wooden seating bench provides an ideal viewing point over the garden. Outside tap. Outside lights. To the side of the property is a summer house and paved path surrounded by chippings leading to a wooden gate giving access to the driveway.

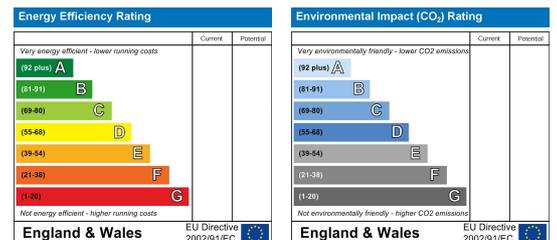
Area Map



Floor Plans



Energy Efficiency Graph



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