



## 3 New Park Road

Plympton, Plymouth, PL7 1JF

£450,000



This Fletcher-built home is situated in an elevated position with panoramic views over Plympton. Beautifully-presented throughout, the entry level includes an entrance hall & an extensive lounge opening onto a balcony, kitchen & cloakroom whilst the lower floor comprises a utility room & gym, 3 bedrooms with a principal ensuite & family bathroom. A driveway provides off-road parking for 2 vehicles & leads to a garage. There is a garden to the side & a magnificent southerly-facing rear garden. This property's versatility, in addition to the space & storage are just a few of its attributes.



**NEW PARK ROAD, PLYMPTON, PLYMOUTH PL7 1JF**

**ACCOMMODATION**

Obscured uPVC double-glazed door opening into the entrance hall.

**ENTRANCE HALL 15'10" x 4'8" (4.83 x 1.43)**

Doors opening to the lounge, kitchen/diner and wc. Stairs descending to the lower ground floor. uPVC double-glazed window to the side elevation overlooking the garden, with views out over Plymouth.

**LOUNGE 22'3" x 16'11" (6.79 x 5.16)**

Feature electric fireplace set into a bespoke wooden hearth with surround and mantel. uPVC double-glazed sliding patio doors to the front elevation leading onto a balcony. The room is dual aspect with uPVC double-glazed windows to the front and side elevations.

**BALCONY**

The balcony offers beautiful, elevated views over Plympton and beyond and features hardwood flooring and stainless-steel balustrades with toughened glass panelling.

**KITCHEN/DINER 17'2" x 9'10" (5.24 x 3.02)**

Beautifully fitted with a matching range of base and wall-mounted units incorporating a tiled worktop with a wooden surround and an inset 4-ring electric hob. Inset composite one-&-a-half bowl sink unit with mixer tap and tiled splash-back. Integrated oven and grill. Space for an upright fridge/freezer. Stainless-steel extractor. Dual aspect with uPVC double-glazed windows to the side and rear elevations, the latter overlooking the garden, with views out over Plympton.

**WC 6'8" x 3'3" (2.04 x 1.01)**

Fitted with a low-level wc and pedestal wash handbasin. Obscured uPVC double-glazed window to the side elevation.

**LOWER LANDING 18'7" x 6'6" (5.67 x 2.)**

Doors opening to the lower floor accommodation. Storage cupboard.

**UTILITY 10'5" x 7'1" (3.20 x 2.16)**

Fitted with a range of matching base and wall-mounted units with an inset one-&-a-half bowl stainless-steel sink with mixer tap. Spaces for a washing machine and tumble dryer. Boiler. Door leading to the gym. Obscured uPVC double-glazed door to the side providing access to the gardens. uPVC double-glazed window to the side elevation.

**GYM 10'1" x 10'1" (3.09 x 3.08)**

Stairs ascending to the room. Fully-tiled floor. Light, power and heating. Storage cupboard.

**BEDROOM ONE 13'6" x 11'10" (4.13 x 3.61)**

Range of fitted bedroom furniture including a bed storage surround, wardrobes and a dresser. uPVC double-glazed window to the front elevation.

**BEDROOM TWO 11'9" x 10'0" (3.60 x 3.05)**

Door opening to the ensuite. uPVC double-glazed window to the rear elevation.

**ENSUITE 6'3" x 5'1" (1.92 x 1.57)**

Fitted with a matching suite comprising a shower cubicle, pedestal wash handbasin and close-coupled wc. Obscured uPVC double-glazed window to the side elevation. Extractor.

**BEDROOM THREE/GAMES ROOM 15'0" x 10'0" (4.58 x 3.05)**

uPVC double-glazed door opening to the garden. Dual aspect with uPVC double-glazed windows to the side and rear elevations.

**BATHROOM 8'2" x 5'8" (2.51 x 1.74)**

Fitted with an enclosed shower, panelled bath, wash handbasin set onto a storage unit and close-coupled wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the side elevations.

**OUTSIDE**

The property is approached via a tarmac driveway providing off-road parking for 2 vehicles and leading to the garage. Steps descend to the front door. To one side of the property is a tiered garden planted with mature shrubs and trees and a rockery area, leading to the rear garden. Fully enclosed and southerly-facing, the rear garden is also tiered with a patio area adjacent to the house and attractive red stone chippings. The remainder is mainly laid to lawn, bordered by mature planting. Beautifully kept and landscaped - perfect for family entertaining.

**COUNCIL TAX PCC**

Plymouth City Council  
Council Tax Band: E

**SERVICES**

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

**WHAT3WORDS**

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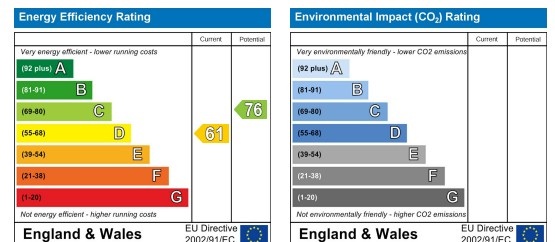
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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