



15 Hedingham Close

Plympton, Plymouth, PL7 2FJ

£320,000



Beautifully-extended, move-in-ready home, with a south-west facing rear garden and a large extension providing additional living space, which comprises a large kitchen/diner, study and a main bedroom suite with an ensuite dressing room. Adjacent driveway and garage. Available with vacant possession.



HEDINGHAM CLOSE, PLYMPTON, PL7 2FJ

SUMMARY

Beautifully presented and ready to move straight into, is this extended 3-bedroom semi-detached home offering spacious and versatile living accommodation in a sought residential location quietly situated at the end of a cul-de-sac and available with vacant possession. The ground floor features a bright entrance porch & hallway, generous lounge/diner with stunning solid marble feature fireplace. There is a separate open-plan TV room/study, ideal for home-working or additional living space. The stylish kitchen/diner provides a large social area for modern family life with direct access to the front and rear garden. On the first floor there are 3 bedrooms including a superb main bedroom with fitted wardrobes and an ensuite dressing room and alongside this there is a modern family bathroom finished to a high standard. Outside, the property enjoys a sunny south-west facing garden designed for low maintenance and maximum enjoyment - perfect for social entertaining or relaxing. The property has an adjoining garage and 2 off-road parking spaces. Located within easy reach of local shops and schools and only a short drive to access the A38, providing routes into Plymouth City Centre.

ACCOMMODATION

uPVC double-glazed front door opening into the entrance porch.

ENTRANCE PORCH 5'7 x 4'1 (1.70m x 1.24m)

Built-in cloak and storage cupboards. Tiled floor. Open-plan access through to the hallway.

HALLWAY 5'7 x 4'2 (1.70m x 1.27m)

Stairs rising to the first floor. Fully-glazed door opening into the lounge.

LOUNGE 23' x 14'4 (7.01m x 4.37m)

A bright and spacious room. uPVC double-glazed window with fitted shutters overlooking the front. uPVC double-glazed patio doors with fitted shutters opening onto the rear garden. Pink and grey feature period granite fireplace. Archway through to the TV room/study.

TV ROOM/STUDY 10'7 x 7'11 (3.23m x 2.41m)

Window overlooking the rear garden.

KITCHEN/DINER 12'7 x 14'10 (3.84m x 4.52m)

Fitted with an extensive range of matching base cupboards and drawers with laminate work surfaces over and glass splash-backs surrounds, incorporating a stainless-steel single drainer sink unit with mixer tap. Integrated appliances include a 4-ring hob with a stainless-steel extractor canopy over, built-in fridge and freezer with matching door fronts and a fitted double oven. Plumbing for washing machine. uPVC double-glazed window over the sink with a view to the front elevation. Window to the rear elevation. Double-glazed door opening onto the rear garden. Double-glazed door opening onto the front.

FIRST FLOOR LANDING 8'5 x 6'2 (2.57m x 1.88m)

Providing access to the first floor accommodation. Hatch to insulated and part-boarded roof space with retractable ladder. Power and lighting.

MAIN BEDROOM SUITE 12'9 x 12'6 (3.89m x 3.81m)

Double-glazed window to the front elevation. Fitted wardrobes along one wall. Walk-through to the dressing room.

ENSUITE DRESSING ROOM 8'11 x 8' (2.72m x 2.44m)

Fitted wardrobes. Window overlooking the rear garden.

BEDROOM TWO 10'4 x 8'6 (3.15m x 2.59m)

Double-glazed window to the front elevation.

BEDROOM THREE 13'11 x 11'2 max (4.24m x 3.40m max)

Double-glazed window to the front elevation. Fitted storage cupboards.

FAMILY BATHROOM 9'1 x 5'6 (2.77m x 1.68m)

A modern contemporary bathroom fitted with a 3-piece white suite comprising a panel bath with a fully-tiled surround, shower screen and a fitted mains-fed shower, large wash hand basin with a fitted mirror behind and low level wc. Chrome-plated heated towel rail/radiator. Built-in TV at one end of the bath, which has the appearance of a mirrored tile and comes fully remote controlled. Inset ceiling spotlights. 2 obscured glass uPVC double-glazed windows.

GARAGE 16' x 8' (4.88m x 2.44m)

Metal up-&-over door. Power and light.

OUTSIDE

To the front of the property there is an area laid to slate chippings with an attractive mature tree and a driveway to the side providing parking for 2 cars. The rear garden is south-facing and low maintenance with a large area laid to patio and raised borders, including a covered barbecue area and a storage shed.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

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

Area Map



Floor Plans

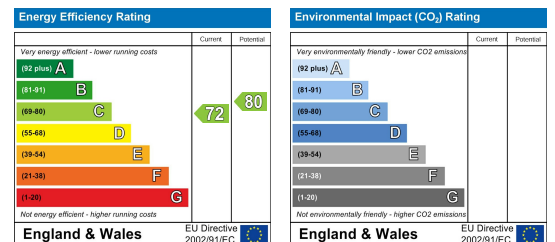
GROUND FLOOR



1ST FLOOR



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.