



94 Merafield Drive

Plympton, Plymouth, PL7 1TR

£240,000



Semi-detached family home situated in a popular cul-de-sac with accommodation comprising an entrance porch, lounge, kitchen/diner, utility, 3 bedrooms & family bathroom. There is an enclosed, landscaped rear garden, garage & a driveway providing parking for 3 vehicles. No chain.



94 MERAFIELD DRIVE, PLYMPTON PL7 1TR

ACCOMMODATION

uPVC obscured double-glazed door opening into;

ENTRANCE PORCH 5'9" x 3'2" (1.76 x 0.97)

uPVC obscured double glazed windows to front and side. A uPVC double glazed door opens into;

ENTRANCE HALL

Stairs rising to the first floor landing. Wooden door with glazed panels opens into;

LOUNGE 13'8" x 11'9" (4.18 x 3.6)

Feature stone fireplace with inset living flame gas fire. Laminate wood flooring. uPVC double glazed bay window to front. Wooden door with glazed panels opens into;

KITCHEN/DINER 15'2" x 8'7" (4.63 x 2.63)

Matching base and wall mounted units with integrated oven and space for a dishwasher. Roll edge laminate work surfaces have inset 5 ring gas hob and stainless steel sink unit. Tiled splash back. Space for a dining table. uPVC double glazed window to rear and side. Door to storage cupboard housing the water boiler. Archway into;

UTILITY 7'10" x 6'11" (2.41 x 2.11)

Space for washing machine, tumble dryer and fridge freezer. uPVC double glazed window to rear. uPVC obscured double door opening into;

OUTER PORCH 5'5" x 3'1" (1.67 x 0.95)

uPVC double glazed window to side. Poly carbonate roof over. uPVC double glazed door opening out to the rear garden.

FIRST FLOOR LANDING

Access hatch to roof void. uPVC double glazed window to side. Doors leading to bedrooms and shower room.

BEDROOM ONE 14'4" x 9'3" (4.37 x 2.84)

To include a fitted array of bedroom furniture including wardrobes, chest of drawer, overhead storage units and bedside cabinets. uPVC double glazed bay window to front.

BEDROOM TWO 9'9" x 6'9" plus wardrobe (2.99 x 2.07 plus wardrobe)

Fitted wardrobes running along one wall with shelving and hanging rail. uPVC double glazed window to rear with views towards Lee Moor.

BEDROOM THREE 7'4" x 5'5" (2.26 x 1.67)

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

SHOWER ROOM 6'0" x 4'11" (1.84 x 1.51)

Matching suite of corner shower cubicle, pedestal wash hand basin and close coupled wc. Tiled walls. Tiled floor. uPVC obscured double glazed window to rear.

OUTSIDE

The property is approached via twin wrought iron gates opening up to off road parking for 3 vehicles. A path leads to the front door and a uPVC door opens up to the rear garden. To the rear is an enclosed garden with paved patio seating area and a section of artificial grass. Courtesy door into the garage, outside wc and purpose built store.

GARAGE 16'0" x 7'11" max (4.88 x 2.42 max)

Up and over door. Light and power available. UPVC double glazed window to side.

OUTSIDE WC

Low level wc.

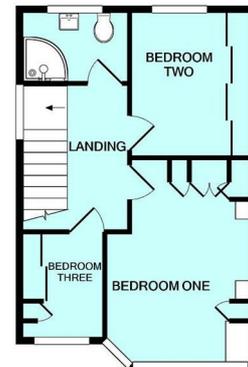
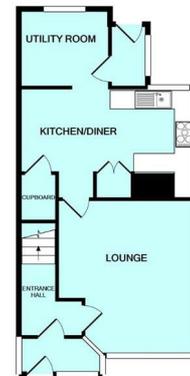
STORE ROOM 9'8" x 6'3" (2.97 x 1.91)

Wall mounted sink.

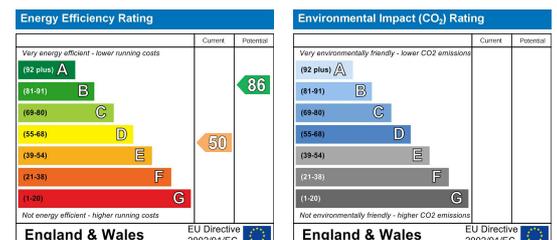
Area Map



Floor Plans



Energy Efficiency Graph



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