Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

54 Burniston Close

Plympton, Plymouth, PL7 1PQ

£315,000

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Recently renovated detached bungalow situated on a generous plot in a quiet cul-de-sac in the Wolverwood area of Plympton. The accommodation briefly comprises an entrance hall, lounge/diner, kitchen, 2 double bedrooms & shower room. Externally there is a garage & ample off-road parking together with a front garden & a southerly-facing rear garden. The property is being offered with no onward chain.

BURNISTON CLOSE, PLYMPTON, PL7 1PQ

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

ENTRANCE HALL 9'0" x 5'5" (2.76 x 1.66)
Doors providing access to the accommodation. Storage cupboard housing the boiler. Access to the loft via a drop-down hatch.

LOUNGE/DINER 22'7" x 10'11" (6.90 x 3.34)
Dual aspect with uPVC double-glazed windows to the front and rear elevations. uPVC double-glazed patio doors leading out to the garden.

KITCHEN 10'8" x 7'8" (3.27 x 2.34)
A newly-fitted kitchen comprising matching base and wall-mounted units incorporating square-edged laminate work-tops, with an inset 4-burner gas hob and stainless-steel extractor. Inset composite one-&-a-half bowl sink unit with a mixer tap. Integral oven. Under-counter fridge and separate freezer. Space for the washing machine. Pantry-style cupboard. Inset ceiling spotlights. uPVC double-glazed window to the rear elevation. uPVC double-glazed obscured glass door leading out to the garden.

BEDROOM ONE 11'11" x 10'8" (3.65 x 3.27)
uPVC double-glazed window to the rear elevation.

BEDROOM TWO 11'5" x 8'7" (3.49 x 2.63)
Fitted wardrobes with sliding mirrored double doors. uPVC double-glazed window to the front elevation.

SHOWER ROOM 8'0" x 5'0" (2.45 x 1.54)
A newly-fitted suite comprising a double walk-in thermostatic shower with a waterfall attachment, wash handbasin with a mixer tap and set into a storage unit and close-coupled wc. Chrome heated towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights. uPVC double-glazed patterned glass window to the front elevation.

OUTSIDE
To the front, the property is approached via a lengthy driveway leading to the garage and providing parking for multiple vehicles. The front garden is mainly laid to lawn, bordered by mature shrubs and hedgerow. A brick-paved pathway leads around the edge of the front garden to the main front door. From the driveway a gateway provides access to the southerly-facing enclosed rear garden. The main lower level of garden is laid to patio together with a raised lawn area bordered by mature shrubs and hedgerows.

GARAGE 17'8" x 8'4" (5.41 x 2.56)
Up-&-over door to the front elevation. Power and lighting.

COUNCIL TAX
Plymouth City Council
Council tax band: C

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

WHAT3WORDS
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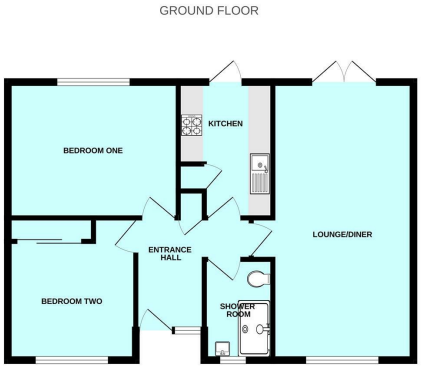
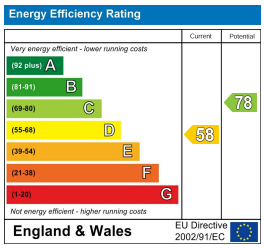
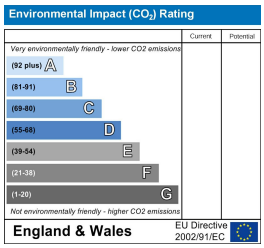
Area Map

Floor Plans



Energy Efficiency Graph





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