



33 Ashwood Park Road

Plympton, Plymouth, PL7 2WA

£345,000



This bright, airy, well-presented, extended family home is tucked away in a quiet cul-de-sac, backing onto woodland, in the popular Chaddlewood area. The accommodation briefly comprises an entrance hallway & downstairs wc, lounge & kitchen/diner whilst on the first floor there are 3 bedrooms & a family bathroom. The master bedroom & ensuite are on the top floor in the converted loft space. Externally there is a garage & a driveway providing off-road parking for 2 cars, with level gardens to the front & rear.



ASHWOOD PARK ROAD, PLYMPTON, PLYMOUTH PL7 2WA

ACCOMMODATION

uPVC double-glazed door with decorative obscured-glass panels opening into the entrance hallway.

ENTRANCE HALLWAY 11'0" x 3'5" (3.37 x 1.05)

Doors leading to the downstairs wc and lounge. Stairs ascending to the first floor accommodation. Engineered oak flooring.

DOWNSTAIRS WC 5'4" x 2'10" (1.63 x 0.88)

Close-coupled wc and wall-hung corner sink with a mixer tap. Chrome heated towel rail. Obscured uPVC double-glazed window to the front elevation.

LOUNGE 15'3" x 11'10" (4.65 x 3.61)

4.65 x 3.61 (widening under the stairs to 4.54) Door leading to the kitchen/diner. uPVC double-glazed window to the front elevation.

KITCHEN/DINER 14'10" x 10'2" (4.53 x 3.11)

Matching range of oak base and wall-mounted units incorporating a Galaxy black granite square-edged worktop and peninsula with an inset 4-burner gas hob & a one-&-a-half-bowl stainless-steel sink unit with mixer tap. Built-in electric oven and microwave. Integrated dishwasher. Spaces for a free-standing fridge/freezer and washing machine. Wall-mounted boiler. Under-floor heating in the kitchen area. In the dining area there are uPVC double-glazed French doors leading out to the garden. uPVC double-glazed window to the rear elevation.

FIRST FLOOR LANDING 10'6" x 6'2" (3.21 x 1.89)

Doors providing access to the first floor accommodation. Airing cupboard housing the hot water tank. uPVC double-glazed window to the side elevation. Door opening to a staircase leading to the master bedroom in the converted loft space.

BEDROOM TWO 12'0" x 7'10" (3.67 x 2.41)

Fitted wardrobes. uPVC double-glazed window to the rear elevation.

BEDROOM THREE 8'4" x 7'7" (2.56 x 2.33)

uPVC double-glazed window to the front elevation.

BEDROOM FOUR 9'1" x 6'6" (2.77 x 1.99)

uPVC double-glazed window to the rear elevation.

FAMILY BATHROOM 6'1" x 5'7" (1.87 x 1.71)

Recently fitted with a matching white high-gloss suite comprising bath with mains-fed monsoon shower head, counter-top wash handbasin set into a storage unit and back-to-wall wc. Chrome heated towel rail. Obscured uPVC double-glazed window.

MASTER BEDROOM 20'2" max x 11'3" max (6.15 max x 3.44 max)

We are reliably informed by the present owners that planning documentation has been approved. Door leading to the ensuite bathroom. 2 built-in cupboards currently used as wardrobes. Eaves storage. Space for a dressing table. 4 Velux windows to the rear elevation.

MASTER ENSUITE 8'0" x 4'7" (2.45 x 1.42)

Panel bath with a shower attachment, pedestal wash handbasin and close-coupled wc. Obscured uPVC double-glazed window to the front elevation.

OUTSIDE

The property is approached via a tarmac driveway providing off-road parking for 2 cars in front of the garage. There is an area of lawn and an area laid to gravel with a palm tree and a paved path leads from the driveway to the front door. The rear garden is fully-enclosed and on a level plot. There is a patio bordered by wooden sleepers and the remainder is laid to lawn, bordered by mature shrubs and trees, with a path leading from the patio around the side of the house. Metal bike locker.

GARAGE 16'9" x 8'3" (5.12 x 2.54)

Up-&-over door. Mezzanine storage. Power and lighting. Wooden courtesy door to the rear opening to the garden.

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

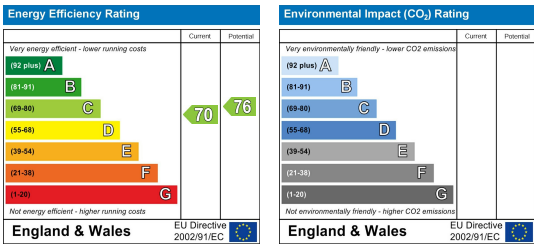


Floor Plans



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Energy Efficiency Graph



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