



30 Highglen Drive

Plympton, Plymouth, PL7 5LA

£375,000



Fabulous family home offering generously living accommodation situated in the popular Newnham Downs area of Plympton. The accommodation briefly comprises an entrance hallway, lounge/diner, spacious conservatory, modern kitchen and downstairs cloakroom/wc. On the first floor there are 3 double bedrooms, principal ensuite shower room and family bathroom. Outside, the property benefits from owned solar panels, garage, driveway for 2 cars and manicured front and south-westerly facing rear gardens. The property is move-in ready and offered with no onward chain.



HIGHGLEN, PLYMPTON, PL7 5LA

ACCOMMODATION

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

ENTRANCE HALL 4'7" x 4'1" (1.41 x 1.25)

Doorway leading to the lounge/diner. Stairs ascending to the first floor accommodation.

LOUNGE AREA 16'6" x 10'8" (5.04 x 3.27)

Square uPVC double-glazed bay window to the front elevation. Gas fireplace. Opening leading into the dining room.

DINING AREA 10'4" x 7'9" (3.15 x 2.38)

uPVC double-glazed folding doors leading to the conservatory. Door leading to the kitchen.

CONSERVATORY 16'8" x 8'8" (5.09 x 2.65)

uPVC double-glazed French doors leading to the rear garden. uPVC double-glazed windows to the rear elevation.

KITCHEN 15'3" x 10'4" max (4.65 x 3.15 max)

Selection of matching base and wall-mounted units with rolled-edge laminate work-top. Inset composite one-&-a-half bowl single drainer sink unit with a mixer tap. Integrated electric oven. Inset 4-ring gas hob with a wall-mounted extractor hood over. Space for washing machine and fridge-freezer. Door leading to the under-stairs cupboard. Door leading to the downstairs cloakroom/wc. Doorway leading to the rear garden. 2 uPVC double-glazed windows to the rear elevation, one looking at over the garden and the other into the conservatory.

DOWNSTAIRS CLOAKROOM/WC 5'10" x 2'11" (1.8 x 0.9)

Fitted with a close coupled wc and wall-hung sink. uPVC double-glazed obscured glass window to the side elevation.

FIRST FLOOR LANDING 11'7" x 2'9" (3.55 x 0.85)

Matching wooden doors providing access to the first floor accommodation. Storage cupboard. Airing cupboard. Loft hatch providing access to the loft space.

BEDROOM ONE 11'11" x 11'0" max (3.64 x 3.36 max)

uPVC double-glazed window to the rear elevation. Built-in wardrobes. Doorway leading to the ensuite shower room.

ENSUITE SHOWER ROOM 7'2" x 5'6" (2.2 x 1.7)

A fully tiled shower room comprising a corner shower cubicle with an electric shower, back-to-wall wc and a vanity hand basin with a mixer tap. Chrome towel rail/radiator. uPVC double-glazed obscured glass window to the rear elevation.

BEDROOM TWO 11'0" x 8'4" widening to 11'5" (3.36 x 2.55 widening to 3.49)

Built-in wardrobe. uPVC double-glazed window to the front elevation.

BEDROOM THREE 10'11" x 9'4" (3.34 x 2.87)

Built-in cupboard. uPVC double-glazed window to the front elevation.

BATHROOM 7'2" x 5'6" (2.2 x 1.7)

Comprising a panel bath with a mains shower over and a folding shower screen, close coupled wc and a pedestal sink with a mixer tap. Chrome towel rail/radiator. Partly-tiled walls. uPVC double-glazed obscured glass window to the rear elevation.

GARAGE 16'5" x 8'1" (5.01 x 2.48)

Electric roller door. Power and lighting.

OUTSIDE

The property is approached via a brick-paved driveway. Adjacent to the driveway there is an area of lawn bordered by hedge and some wooden planters. A path leads down the side of the property to a wooden gate, providing access to the rear garden. The rear garden is beautifully-maintained, south-westerly facing and fully enclosed. It is mainly laid to lawn and bordered by flowers and mature bushes. There are also areas laid to pebbles, decking and patio.

WHAT3WORDS

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COUNCIL TAX

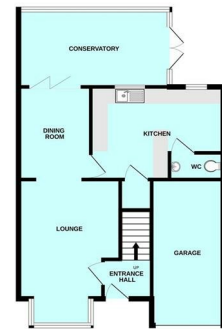
Plymouth City Council
Council tax band D

Area Map

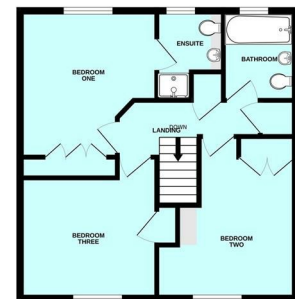


Floor Plans

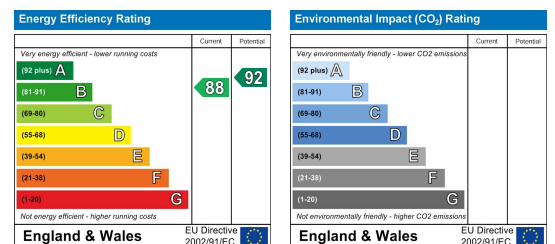
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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