Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

41 Trelawny Road

Plympton, Plymouth, PL7 4LJ

£500,000

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TRELAWNY ROAD, PLYMPTON, PLYMOUTH PL7 4LJ

ACCOMMODATION

Wooden-framed door with inset glass panels opening into the entrance vestibule.

ENTRANCE VESTIBULE

5'0" x 5'3" (1.527 x 1.613)

Original wooden door, with an inset obscured glass panel, opening into the entrance hall.

ENTRANCE HALL

12'3" x 8'4" (3.746 x 2.546)

A welcoming, spacious area with doors providing access to the lounge, kitchen and dining room. Stairs ascending to the first floor landing with under-stairs storage. Large storage cupboard which could easily be converted to a downstairs wc.

LOUNGE

16'0" x 12'11" (4.892 x 3.947)

A generous lounge with high ceilings and 2 uPVC double-glazed lead-lit windows to the front and side elevation, both overlooking the front garden. Original fireplace with gas fire and surround. Wooden sliding doors, with inset obscured glass panels, opening into the dining room.

DINING ROOM

12'10" x 12'11" (3.919 x 3.939)

Another large room with an original fireplace, gas fire and surround. Built-in ornate alcove storage. Serving hatch to the kitchen. Open plan access into the sun room with views over the south-facing garden.

SUN ROOM

12'0" x 5'10" (3.664 x 1.801)

Double-glazed aluminium-framed sliding doors opening to the rear garden.

KITCHEN

14'3" x 8'3" (4.351 x 2.527)

A very bright and airy room with a range of base and wall-mounted units incorporating a laminate roll-edged worktop with an inset stainless-steel one-&-a-half bowl sink unit. Aqua-boarding to the walls. Spaces for a free-standing oven and dishwasher. uPVC double-glazed window to the rear elevation overlooking the garden. Door opening into the utility room.

UTILITY ROOM

8'3" x 9'5" (2.540 x 2.893)

Range of matching base and wall-mounted units incorporating a roll-edged laminate worktop. Space for a washing machine. Doors providing access to the annexe, the rear garden and the garage.

FIRST FLOOR LANDING

14'7" x 8'4" (4.447 x 2.564)

Providing access to the first floor accommodation. Staircase ascending to the loft room. Large storage cupboard. uPVC double-glazed window to the side elevation.

BEDROOM ONE

15'11" x 11'0" (4.868 x 3.376)

A light, airy, spacious room - dual aspect with uPVC double-glazed lead-lit windows to the front and side elevation. Original fire surround. Range of built-in wardrobes. Exposed wooden flooring.

BEDROOM TWO

11'9" x 12'10" (3.589 x 3.915)

uPVC double-glazed window to the rear elevation overlooking the garden. Range of built-in wardrobes with sliding mirrored doors.

BEDROOM THREE

8'5" x 8'8" (2.569 x 2.651)

Large built-in storage cupboard. uPVC double-glazed leadlit window to the front elevation.

LOFT ROOM

15'4" x 12'3" (4.681 x 3.753)

2 wooden-framed uPVC Velux windows. Generous eaves storage.

FAMILY BATHROOM

7'10" x 8'3" (2.398 x 2.525)

Corner bath with an electric Triton shower and an additional hand-held shower, pedestal wash handbasin. Heated towel rail. Wall-mounted fan heater. Extractor fan. Wall-mounted storage cupboard housing the boiler. Obscured uPVC double-glazed window to the rear elevation. Vinyl flooring. Aqua-boarding to the walls.

SEPARATE WC

3'3" x 4'11" (1 x 1.5)

Fitted with a low-level wc. Obscured uPVC double-glazed window to the side elevation.

Tel: 01752 301002

ANNEXE
A very spacious annexe with plenty of natural light making the accommodation very welcoming.

ANNEXE KITCHEN
7'1" x 7'9" (2.171 x 2.368)
Fitted with a range of base and wall-mounted units incorporating a laminate roll-edged worktop with an inset one-&-a-half bowl sink unit. Spaces for a free-standing oven and fridge. Obscured window looking into the lounge/diner. Open plan access into the lounge/diner.

ANNEXE LOUNGE/DINER
19'7" x 11'2" (5.992 x 3.405)
Another well-proportioned room with a very sunny aspect. Feature electric fireplace. Door opening to the bedroom. Sliding wooden door opening to the shower room. uPVC double-glazed sliding door providing access to the garden.

ANNEXE BEDROOM
10'11" x 11'7" (3.348 x 3.553)
uPVC double-glazed window to the side elevation overlooking the rear garden.

ANNEXE SHOWER ROOM
11'8" x 2'11" (3.565 x 0.896)
Shower cubicle with a Triton electric shower, pedestal wash handbasin and low-level wc. Wall-mounted fan heater. 2 obscured uPVC double-glazed windows to the side elevation.

DOUBLE GARAGE
26'10" x 9'3" (8.185 x 2.829)
Electric roller door. Power and light. Rafters storage. Wooden door providing separate access to the annexe.

OUTSIDE
The property is approached via a gravelled driveway, bordered by a small area of lawn with mature shrubs, providing ample off-road parking and also leading to the garage and the annexe. There is a much-loved established 'gardener's garden' to the rear which is south-facing, fully-enclosed and offers complete privacy. It includes areas of lawn bordered by mature plants, shrubs and a mature apple tree. There is also a low-maintenance gravelled area with bedding plants, a wisteria and roses and to the rear of the garden there is a planting area - perfect for growing vegetables. Outside water tap. 3 large storage sheds. The garden backs onto Heles secondary school.

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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Road Map

Hybrid Map

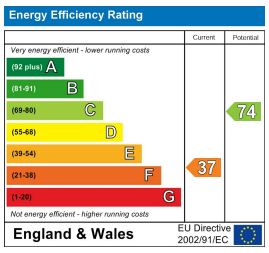
Terrain Map

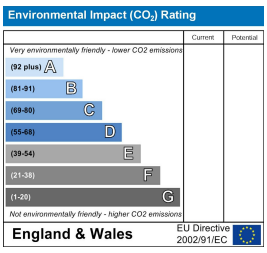
Floor Plan

Viewing

Please contact our Plympton Office on 01752 301002 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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