Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



30 Aycliffe Gardens

Plympton, Plymouth, PL7 1YN

£395,000

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Extended semi-detached family home, located in a popular cul-de-sac, with accommodation comprising entrance hall, lounge, kitchen/diner, utility, conservatory & downstairs w/c, with 5 bedrooms, family bathroom & master ensuite. Garage & driveway for 2 vehicles together with gardens to the front & rear.







AYCLIFFE GARDENS, PLYMPTON, PLYMOUTH PL7 1YN

ACCOMMODATION

Composite front door, with inset patterned glass, opening into the entrance hall.

ENTRANCE HALL 16'7" x 9'4" (5.08 x 2.85)

Doors leading to the lounge, kitchen/diner and wc. Stairs ascending to the first floor. uPVC double-glazed window to the front elevation.

LOUNGE 16'0" x 13'9" (4.90 x 4.20)

Wooden hearth, mantel and surround with an inset electric feature fire. Door leading into the dining area. Under-stairs cupboard. uPVC double-glazed window to the front elevation.

DOWNSTAIRS WC 4'9" x 4'5" (1.46 x 1.36)

Close-coupled wc and wash handbasin set into a tiled stand. Extractor fan.

KITCHEN/DINER 25'2" x 12'7" (7.68 x 3.86)

The kitchen is fitted with a range of base and wall-mounted units incorporating roll-edged laminate work surface with inset one-&-a-half bowl ceramic sink and mixer tap over. Inset Rangemaster gas cooker with overhead extractor and integrated dishwasher. Wooden door, with inset glass panelling, opening into the utility room. 2 uPVC double-glazed sliding doors providing access to the conservatory.

UTILITY ROOM 15'4" x 7'8" (4.69 x 2.36)

Fitted with matching base and wall-mounted units incorporating roll-edged laminate work surface with inset stainless-steel sink and taps over. Space for an American style fridge/freezer. Space for washing machine. Space for tumble dryer. Wall-mounted Worcester boiler. Internal door opening into the garage. uPVC double-glazed window to the rear elevation. uPVC double-glazed door providing access to the rear garden.

CONSERVATORY 16'5" x 8'5" (5.01 x 2.59)

Constructed in uPVC double-glazing with windows to the side and rear elevation and fitted ceiling blinds. uPVC double-glazed sliding door providing access to the garden. Power and lighting.

LANDING 19'3" x 6'9" (5.88 x 2.08)

Doors providing access to the first floor accommodation. 3 storage cupboards. Up-&-over hatch to loft.

BEDROOM ONE 13'1" x.252'7" (4 x.77)

Range of fitted wardrobes. uPVC double-glazed window to the front elevation. Door leading to the ensuite.

ENSUITE 12'0" x 3'9" (3.68 x 1.16)

Fitted with a walk-in electric shower cubicle, vanity-style wash handbasin with mixer tap and storage beneath and close-coupled wc. Fully-tiled walls and floor. Obscured uPVC double-glazed window to the side elevation.

BEDROOM TWO 12'9" x 9'10" (3.91 x 3.01)

uPVC double-glazed window to the front elevation.

BEDROOM THREE 13'11" x 8'6" (4.25 x 2.61)

uPVC double-glazed window to the rear elevation.

BEDROOM FOUR 9'6" x 8'9" (2.92 x 2.67)

uPVC double-glazed window to the rear elevation.

BEDROOM FIVE 9'9" x 7'8" (2.99 x 2.36)

Storage cupboard. uPVC double-glazed window to the front elevation.

FAMILY BATHROOM 11'5" x 10'7" (3.48 x 3.25)

Fitted with a matching suite comprising double-sized walk-in electric shower, spa-style panelled bath with mixer tap and shower attachment, vanity wash handbasin with mixer tap and storage beneath and close-coupled wc. White upright towel rail/radiator. Obscured uPVC double-glazed window to the rear elevation.

GARAGE 28'7" x 9'11" (8.72 x 3.03)

Up-&-over door. Power and lighting.

OUTSIDE

The property is approached by a driveway laid to stone chippings, providing parking for 2 vehicles, bordered to one side by an area laid to lawn with steps ascending to the front door. The rear garden comprises an area laid to lawn bordered by mature shrubs and bushes including a greenhouse and a vegetable patch/allotment, with a path leading down to a seating area laid to stone slabs with a shed.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

SERVICES

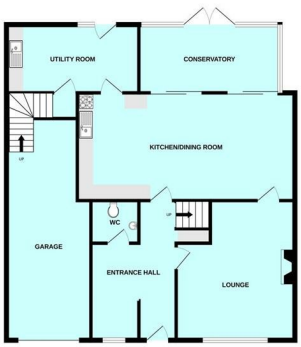
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

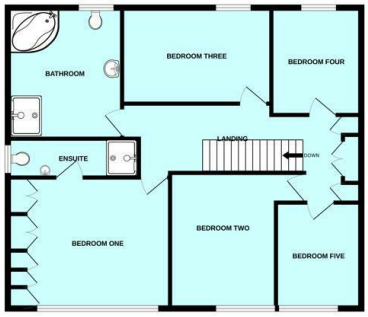


Floor Plans

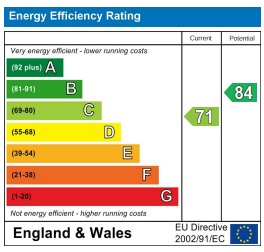
GROUND FLOOR

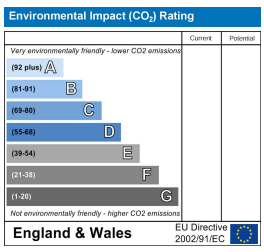


1ST FLOOR



Energy Efficiency Graph





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