



## 52 Merafield Road

Plympton, Plymouth, PL7 1TL

£450,000



Attractive 1930s Triscott-built double-fronted family home, located in the heart of Plympton, within walking distance of the Saltram House estate, Ridgeway & several primary schools. The property briefly comprises an entrance porch & hallway, snug, living room (which could be used as a dining room), kitchen & breakfast room, downstairs cloakroom & rear porch. Upstairs there are 3 double bedrooms, with a principal ensuite, a single bedroom & the family bathroom. Externally, to the rear there is a generous fully-enclosed garden with multiple areas for entertaining whilst to the front there is a single garage & ample private parking. The property provides flexible accommodation, which can be adapted to suit the family's needs.





MERAFIELD ROAD, PLYMPTON, PLYMOUTH PL7 1TL

ACCOMMODATION

Composite front door, with uPVC double-glazed windows either side, giving access to the front porch.

FRONT PORCH 7'10" x 5'4" (2.39 x 1.63)

uPVC double-glazed door, with inset obscured glass, leading into the entrance hallway. 2 uPVC double-glazed windows, with inset decorative glass panels, to both side elevations. Engineered wooden flooring which continues into the hallway and throughout the entire downstairs of the property.

ENTRANCE HALLWAY 16'0" x 5'10" (4.90 x 1.78)

Doors leading to the snug, breakfast room, lounge and downstairs wc. Stairs ascending to the first floor accommodation. Engineered wooden flooring.

SNUG 13'10" x 11'1" (4.24 x 3.38)

4.24m (taken from the bay window to the chimney breast) narrowing to 3.75m by 3.68m. Log burner with wooden mantel over. uPVC double-glazed bay window to the front elevation. uPVC double-glazed window to the side elevation.

LIVING ROOM 17'0" x 12'2" max (5.20 x 3.71 max)

5.20m x 3.71m narrowing to 3.35m. Gas fire set onto a brick hearth with decorative tiles and a brick surround. uPVC double-glazed bay window to the front elevation. Folding wooden door leading to the kitchen area.

KITCHEN 18'4" x 5'9" max (5.60 x 1.76 max)

5.60m x 1.76m narrowing to 1.27m. Range of matching base and wall-mounted units incorporating a square-edged wooden worktop with an inset 4-burner gas hob and stainless-steel sink inset with a mixer tap and draining board. Integrated electric oven. Space for a free-standing fridge/freezer. uPVC double-glazed windows to the side and rear elevation. Doorway leading to the breakfast room.

BREAKFAST ROOM 18'4" x 5'9" max (5.60 x 1.76 max)

5.60m x 1.76m narrowing to 1.27m. Base and wall-mounted units to match the kitchen. uPVC double-glazed window to the rear elevation. uPVC double-glazed door leading to the rear porch.

DOWNSTAIRS WC 3'6" x 2'9" (1.08 x 0.84)

Matching close-coupled wc and vanity wash handbasin with mixer tap.

REAR PORCH 4'9" x 2'10" (1.45 x 0.87)

Door leading to the rear garden.

FIRST FLOOR LANDING 13'1" x 10'9" max (4.01 x 3.30 max)

4.01m narrowing to 1.88m x 3.30m narrowing to 1.78m. Doors providing access to the first floor accommodation. Access hatch with pull-down ladder to boarded, insulated loft with power and lighting. uPVC double-glazed window to the rear elevation.

BEDROOM ONE 11'0" x 9'8" max (3.37 x 2.97 max)

3.37 widening to 4.27 at the doorway, x 2.97. White gloss fitted wardrobes. uPVC double-glazed bay window to the front elevation. Door leading to the ensuite shower room.

ENSUITE 7'8" x 4'7" max (2.34 x 1.4 max)

2.34m x 1.4m narrowing to 0.77m. Fully-tiled shower cubicle with mains-fed shower and folding glass door. Matching close-coupled wc and vanity wash handbasin with mixer tap. Wall-mounted towel radiator.

BEDROOM TWO 12'1" x 11'1" max (3.69 x 3.40 max)

3.69m x 3.40m widening to 3.79m. Built-in alcove storage cupboard. uPVC double-glazed bay window to the front elevation.

BEDROOM THREE 12'1" x 7'9" (3.69 x 2.37)

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

BEDROOM FOUR/OFFICE 6'11" x 5'10" (2.12 x 1.78)

uPVC double-glazed window to the front elevation.

FAMILY BATHROOM 7'0" x 6'0" (2.14 x 1.83)

'B'-shaped panel bath with mains-fed shower over and a curved glass shower screen,atching close-coupled wc and vanity wash handbasin with mixer tap. Wall-mounted towel radiator. Obscured uPVC double-glazed window to the rear elevation. Fully-tiled walls and floor.

OUTSIDE

To the front a generous enclosed area provides ample off-road parking for a number of vehicles. A wooden gate to the side of the property provides access to the rear garden. The rear garden is generous, peaceful and quite private with an elevated wooden veranda accessed via the rear porch and steps leading down to a decked seating area with a patio and a shed. Beneath the veranda a small door provides access to the cellar which is a useful storage area. Steps to the side and middle of the garden lead to further spaces which have been laid to Astro turf, surrounded by mature shrubs and trees.

GARAGE 15'2" x 8'4" (4.64 x 2.55)

Situated to the front of the property with an up-&-over door, power and lighting. uPVC double-glazed window to the side elevation.

BRICK OUTBUILDING 7'5" x 5'7" (2.27 x 1.72)

Attached to the rear of the property and currently serving as a utility room, housing the washing machine and tumble dryer. Wall-mounted boiler.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

SERVICES

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

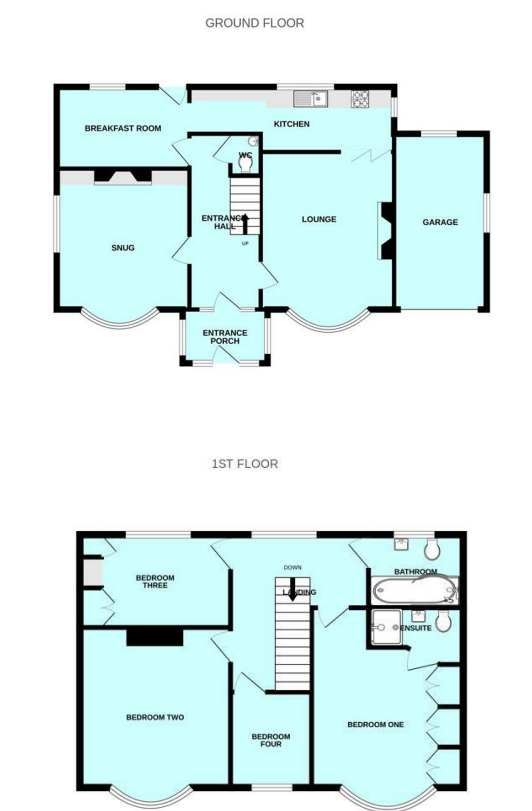
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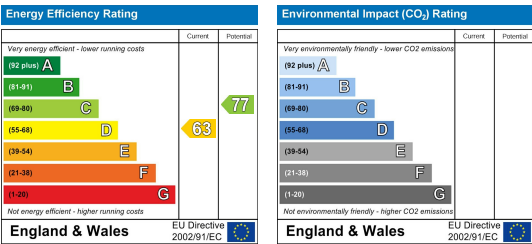
Area Map



Floor Plans



Energy Efficiency Graph



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