



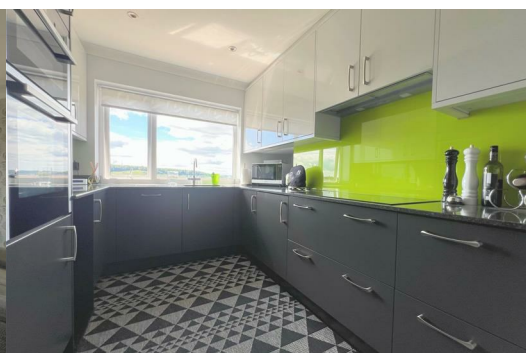
39 Plymtree Drive

Plympton, Plymouth, PL7 4LX

£485,000



Beautifully presented, detached house located in a cul-de-sac within the sought-after area of Woodford. The accommodation is reverse level & briefly comprises an entrance hallway, wc, kitchen & a lounge/diner leading to an impressive full-width balcony which overlooks the rear garden & offers fabulous far-reaching views across Plymouth, out to the Sound. On the lower level there are 4 bedrooms with a principal ensuite shower room, a dressing room area & a family bathroom. To the front of the property a driveway provides parking for 1 car, with a garage & an area of garden. The rear benefits from a large, south-facing garden including a patio area.



PLYMTREE DRIVE, PLYMPTON, PLYMOUTH PL7 4LX

ACCOMMODATION

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

ENTRANCE HALLWAY 11'10" x 9'10" (3.63 x 3.02)

Full-height obscured-glass uPVC double-glazed window. Doors providing access to the wc, kitchen and lounge/diner. Storage cupboard housing the boiler and water tank. Loft access hatch. Stairs descending to the lower ground floor.

WC 6'0" x 2'6" (1.83 x 0.78)

Close-coupled wc and vanity wash handbasin with mixer tap. Obscured uPVC double-glazed window to the front elevation.

KITCHEN 11'5" x 8'2" (3.49 x 2.50)

Installed in 2017 with a 25-year guarantee, the kitchen is fitted with a contemporary range of matte and gloss base and wall-mounted units incorporating a square-edged Silestone worktop with an inset 5-ring induction hob and a one-&a-half bowl sink unit with a Franke instant hot tap. Integrated Neff fridge and freezer, washing machine and dishwasher.

LOUNGE/DINER 17'8" max x 16'11" (5.39 max x 5.16)

uPVC double-glazed sliding door to the rear elevation opening to the balcony. Feature gas fireplace with marble surround and hearth. Built-in storage cupboards. uPVC double-glazed window to the front elevation.

BALCONY

Running the full width of the property, with an electric awning, stainless-steel handrail, supports and a non-stick floor, offering magnificent far-reaching views.

LOWER HALLWAY ONE 9'11" x 2'7" (3.04 x 0.80)

Doors leading to bedroom two and the family bathroom. Under-stairs storage cupboard.

LOWER HALLWAY TWO 7'7" 2'8" (2.32 0.82)

Doors leading to the master bedroom, three and four.

BEDROOM ONE 11'8" x 8'1" (3.58 x 2.48)

uPVC double-glazed window to the rear elevation. Open plan access into the dressing room.

DRESSING ROOM 8'1" from inside the wardrobes x 6'4" (2.48 from inside the wardrobes x 1.94)

Fitted with 4 double wardrobes. Door leading to the ensuite shower room.

ENSUITE SHOWER ROOM 8'0" x 2'9" (2.45 x 0.86)

Fully tiled, including a square shower cubicle with a mains-fed shower and folding glass door, vanity wash handbasin with mixer tap and back-to-wall wc. Chrome heated towel rail.

BEDROOM TWO 17'8" x 8'6" (5.41 x 2.61)

uPVC double-glazed sliding doors opening to the garden.

BEDROOM THREE 10'2" x 8'6" (3.11 x 2.61)

uPVC double-glazed window to the rear elevation.

BEDROOM FOUR 11'8" x 6'0" (3.58 x 1.84)

uPVC double-glazed sliding doors opening to the garden.

FAMILY BATHROOM 9'6" x 6'4" (2.91 x 1.94)

Fully tiled and comprising a curved-edged panel bath and curved walk-in shower with mains-fed shower, counter-top wash handbasin with mixer tap and close-coupled wc. Chrome heated towel rail.

OUTSIDE

The property is approached via a brick-paved driveway and a pathway, with an area of garden laid to lawn bordered by a selection of plants and flowers and a wooden gate to the side providing access to the rear garden. The rear garden is fully enclosed and south-facing, bordered by mature shrubs and including a large full-width patio area with ceramic tiles and feature LED lighting - a section of which is sheltered beneath the balcony. The remainder of the garden is tiered and laid to lawn, with bordering shrubs and flowers.

GARAGE 22'2" x 8'0" (6.77 x 2.45)

Electric roller door. Power and lighting. Wall-mounted gas and electric meters and consumer unit. uPVC double-glazed window to the rear elevation.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

SERVICES

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

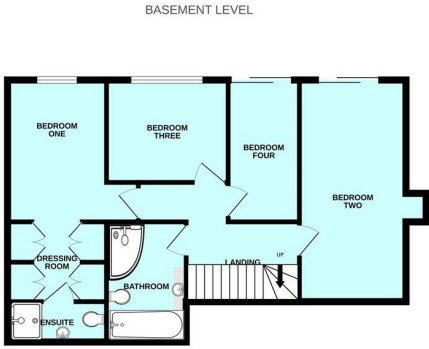
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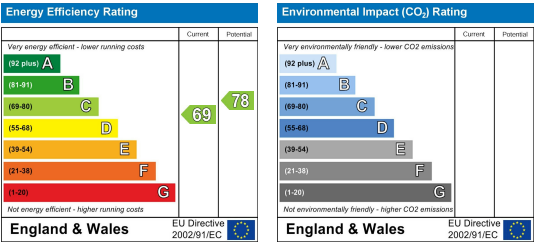
Area Map



Floor Plans



Energy Efficiency Graph



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