Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

25 Merafield Drive

Plympton, Plymouth, PL7 1TP

£250,000

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Very well-presented, recently decorated family home which has been modernised throughout and adapted to offer spacious living accommodation, briefly comprising an entrance porch, lounge, kitchen/diner, hallway, utility area and wc. Upstairs is a modern bathroom and there are currently two double bedrooms - however the original 3rd bedroom could easily be re-instated. Outside, to the front is a driveway with a garage and a garden whilst to the rear is a sunny, fully-enclosed south-facing garden.

MERAFIELD DRIVE, PLYMPTON, PLYMOUTH PL7 1TP

ACCOMMODATION

uPVC double-glazed door with inset glass panel opening into the entrance porch.

ENTRANCE PORCH 5'4" x 4'9" (1.63 x 1.46)

uPVC double-glazed door with inset glass panel opening into the lounge.

LOUNGE 15'2" (max) x 13'9" (4.63 (max) x 4.2)

uPVC double-glazed semi-bay window to the front elevation. Decorative feature recess. Under-floor heating which continues throughout the ground floor. Stairs ascending to the first floor landing. Open plan access into the kitchen/diner.

KITCHEN/DINER 14'9" x 8'5" (max) (4.51 x 2.57 (max))

Fitted with a matching range of white, high-gloss base and wall-mounted units incorporating an integrated oven and an inset 4-burner gas hob with extractor hood over, a one-&-a-half stainless-steel sink unit with mixer tap and roll-edged laminate worktop. Space for a free-standing fridge/freezer. 2 uPVC double-glazed windows to the rear elevation. uPVC double-glazed door with inset obscured glass panel opening to the hallway. Built-in under-stairs storage cupboard.

HALLWAY 19'2" x 3'8" (5.86 x 1.13)

Essentially connecting the garage to the property, with uPVC double-glazed doors at each end, providing access to the front of the property and to the rear garden. Tiled floor. Polycarbonate roof. Open plan access into the utility area.

UTILITY AREA 9'8" (max) x 7'0" (2.95 (max) x 2.15)

Roll-edged laminate worktop with base units beneath. Space for a washing machine and tumble dryer. uPVC double-glazed window with inset obscured glass to the side elevation. Door leading to the downstairs wc. Small, concealed access point into the garage.

DOWNSTAIRS WC 3'11" x 2'11" (1.21 x 0.9)

Close-coupled wc and a vanity basin with mixer tap.

FIRST FLOOR LANDING 6'4" x 6'2" (1.94 x 1.88)

Doors providing access to the first floor accommodation. Hatch providing access to the loft space. uPVC double-glazed window to the side elevation.

BEDROOM ONE 15'3" x 12'1" (4.65 x 3.7)

Built-in sliding mirrored wardrobes. Half-height over-stairs storage cupboard. Dressing table area. uPVC double-glazed semi-bay window and a uPVC double-glazed window to the front elevation.

BEDROOM TWO 9'8" x 8'8" (2.97 x 2.65)

uPVC double-glazed window to the rear elevation.

BATHROOM 6'0" x 5'0" (1.84 x 1.54)

Tiled bath with a mains-fed monsoon head shower and a glass shower screen, matching vanity basin with mixer tap and a back-to-wall wc. Chrome dual-fuel towel radiator. Electric under-floor heating. Obscured uPVC double-glazed window to the rear elevation.

OUTSIDE

The property is approached via a driveway providing off-road parking for one car, with an adjacent, raised garden which is laid with decorative bark chippings and steps leading up to the front porch and an additional door providing access to the hallway. The rear garden is split across 2 main levels, bordered by mature trees and modern fencing. There is a low-maintenance, fully-enclosed paved patio area with steps leading up to a seating area, an area laid to lawn and a further raised area housing a garden shed.

GARAGE 15'8" x 7'6" (4.79 x 2.3)

Up-&-over door. Power and lighting.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

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

WHAT3WORDS

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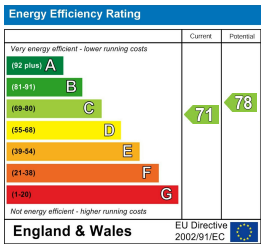
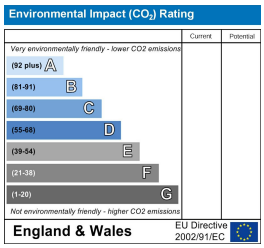
Area Map

Floor Plans

Energy Efficiency Graph





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