



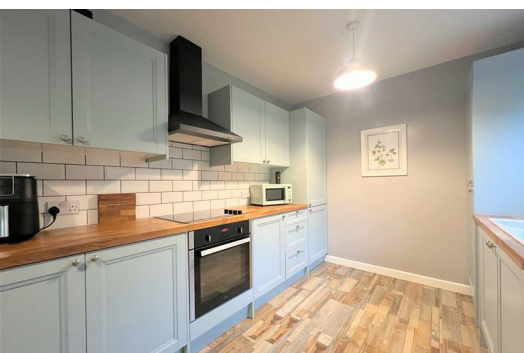
## 112 Highglen Drive

Plympton, Plymouth, PL7 5LJ

Offers Over £270,000



Situated in a quiet cul-de-sac in the popular Newnham Downs area of Plympton is this well-presented split-level family home. The accommodation briefly comprises an entrance hall, lounge, kitchen/diner, downstairs cloakroom/wc, 3 bedrooms & family bathroom. Externally, there are 2 allocated parking spaces & a south-facing rear garden.



## HIGHGLEN DRIVE, PLYMPTON, PL7 5LJ

### ACCOMMODATION

uPVC double-glazed front door with 2 inset glass panels opening into the entrance hall.

### ENTRANCE HALL 13'11" x 3'8" (4.25 x 1.12)

Providing access to the lounge and the downstairs cloakroom/wc. Stairs ascending to the first floor. Under-stairs cupboard.

### LOUNGE 17'5" x 8'5" widening to 10'2" (5.31 x 2.59 widening to 3.12)

uPVC double-glazed grid window to the front elevation.

### DOWNSTAIRS CLOAKROOM/WC 5'4" x 3'2" (1.64 x 0.98)

Fitted with a close-coupled wc and matching wall-mounted hand basin with hot and cold taps. uPVC obscured glass double-glazed window to the front elevation.

### FIRST FLOOR LANDING 5'8" x 3'2" (1.74 x 0.97)

Providing access to the kitchen/diner. Stairs ascending to a further landing.

### KITCHEN/DINER 16'5" x 8'8" (5.01 x 2.66)

Range of matching wall-mounted and base units with a square-edged wooden worktop. Breakfast bar. Inset electric hob with a wall-mounted extractor hood. Inset one-&-a-half bowl sink with mixer tap. Integrated fridge-freezer. Integrated washing machine. Matching cupboard concealing the boiler. uPVC double-glazed patio doors leading to the rear garden.

### LANDING 3'6" x 5'11" (1.07 x 1.81)

Providing access to bedrooms two and three. Further stairs ascending to the top floor.

### BEDROOM THREE 7'1" x 7'10" (2.17 x 2.39)

uPVC double-glazed grid window to the front elevation.

### BEDROOM TWO 16'2" x 10'5" max dimensions (4.95 x 3.18 max dimensions)

uPVC double-glazed grid window to the front elevation. Built-in wardrobes. Large low-level storage cupboard.

### TOP FLOOR LANDING 5'2" x 2'11" (1.60 x 0.90)

Providing access to bedroom one and the family bathroom. 2 storage cupboards.

### BEDROOM ONE 10'4" max x 12'11" (3.16 max x 3.96)

uPVC double-glazed grid window to the rear elevation

### FAMILY BATHROOM 7'1" x 6'0" (2.17 x 1.84)

Comprising a free-standing single-ended bath with chrome ball claw feet and a mains-powered shower with a monsoon head over, pedestal sink and matching traditional low-level toilet. Chrome towel rail/radiator. uPVC obscured-glass double-glazed window to the rear elevation.

### OUTSIDE

To the front there is a brick-paved area providing 2 allocated parking spaces. A set of steps lead to the front of the property, with a wooden gate to one side providing access to the rear garden. The south-facing rear garden has an area laid to slabs adjacent to the back door. The remaining garden is tiered including an elevated decked area, raised vegetable beds and a garden shed. There is an area to the side of the property laid to lawn.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

### PLYMPTON SERVICES

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

### WHAT3WORDS

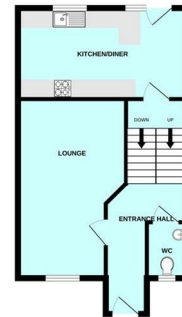
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## Area Map

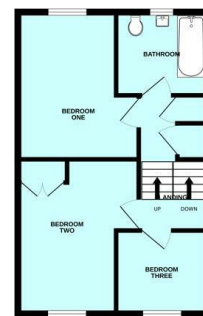


## Floor Plans

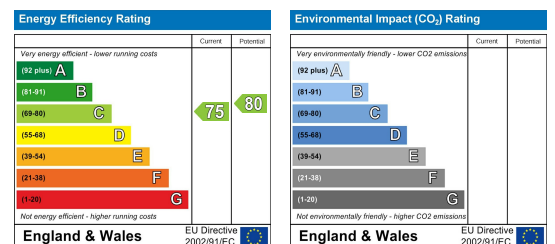
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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