



16 Kidwelly Close

Plympton, Plymouth, PL7 2FL

£300,000



An extended family home in the popular Chaddlewood area with accommodation briefly comprising an entrance hall, lounge/diner, kitchen, utility & cloakroom, 4 bedrooms, master ensuite & 4-piece family bathroom. Gardens to the front & rear. Garage & additional on-street parking.



KIDWELLY CLOSE, PLYMPTON, PLYMOUTH PL7 2FL

ACCOMODATION

uPVC double-glazed door with patterned glass panels opening into the entrance hall.

ENTRANCE HALL 5'8" x 4'9" (1.74 x 1.45)

Doors leading to the lounge/diner and cloakroom. Stairs ascending to the first floor landing.

LOUNGE/DINER 23'1" x 14'5" narr 8'11" (7.04 x 4.40 narr 2.72)

Wall-mounted feature electric fireplace. Wooden door, with inset glass panelling, into the kitchen. uPVC double-glazed patio door leading out to the garden. uPVC double-glazed window to the front elevation.

KITCHEN 14'9" x 11'7" narr 10'7" (4.51 x 3.55 narr 3.25)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with inset composite one-&-a-half bowl sink, mixer tap and electric hob with stainless steel extractor over. Integrated dishwasher and electric oven. Wooden door leading into the utility rom. Dual uPVC double-glazed windows to the rear elevation.

UTILITY 6'0" x 5'9" (1.83 x 1.77)

Space and fittings for an American-style fridge-freezer, washing machine and tumble dryer.

CLOAKROOM 5'9" x 4'7" (1.77 x 1.40)

Fitted with a close-coupled wc and vanity-style wash handbasin with storage beneath. Obscured uPVC double-glazed window to the front elevation.

LANDING 9'3" x 8'5" (2.83 x 2.58)

Doors leading to the bedrooms and bathroom. Storage cupboard. Drop-down timber ladder providing access to the boarded, insulated loft with power and lighting.

BEDROOM ONE 13'10" x 9'6" (4.24 x 2.90)

uPVC double-glazed window to the front elevation.

BEDROOM TWO 8'11" x 8'0" (2.73 x 2.45)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 9'9" x 8'5" (2.98 x 2.58)

Currently being used as a dressing room, with fitted wardrobes that the sellers are prepared to remove in order to fit a bed. Door leading to the ensuite. uPVC double-glazed window to the front elevation.

ENSUITE 8'3" x 4'6" (2.53 x 1.38)

Fitted with a double walk-in shower, vanity-style wash handbasin with mixer tap and storage cupboard beneath and concealed cistern wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the front elevation.

BEDROOM FOUR 14'4" x 5'8" (4.37 x 1.74)

Dual aspect with uPVC double-glazed windows to the side and rear elevations.

BATHROOM 9'3" x 5'6" (2.83 x 1.69)

Fitted with a matching suite comprising an electric shower corner unit, panelled bath with shower attachment, vanity-style wash handbasin with mixer tap and storage cupboard beneath and concealed wc. Chrome heated towel rail. Partially aqua-boarded and tiled. Dual obscured uPVC double-glazed windows to the rear elevation.

OUTSIDE

The property is approached via a concrete path, bordered on either side by areas laid to lawn. To the rear the garden features a large patio area and a lawn with a decked area in one corner and a large shed in the other. A gate to the side provides access to a communal garden area.

GARAGE 8'0" x 15'7" (2.44 x 4.76)

Situated in a block opposite the property with an up-&-over door.

AGENTS NOTE

Plymouth City Council
Council Tax Band: B

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

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

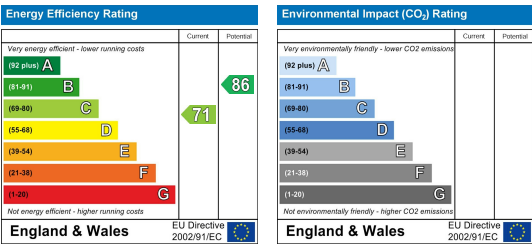
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.