



## 23 Fern Close

Plympton, Plymouth, PL7 2JE

**Offers Over £350,000**



Semi-detached property located in the Chaddlewood area of Plympton with accommodation laid out over 4 levels. On the ground floor is an entrance hall & cloakroom, kitchen & separate dining room, with the lower level hosting a snug/lounge area. Bedrooms 3 & 4 are located on the first floor with 2 staircases rising in separate directions to the 2nd floor. Bedroom 2 and the family shower room are at the top of one & the principal bedroom with ensuite facilities at the top of the other. To the front of the property there is off-road parking & to the rear there is a southerly-facing garden - ideal for entertaining.





FERN CLOSE, PLYMPTON, PLYMOUTH PL7 2JE

ACCOMMODATION

Composite door, with inset glass panelling, opening into the entrance hall.

ENTRANCE HALL

Bi-folding doors opening to the stairs which descend to the lower level. Doors providing access into the kitchen and cloakroom. Stairs ascending to the first floor landing.

LOWER LEVEL

LOUNGE 25'0" x 11'3" inc snug (7.64 x 3.45 inc snug)

Storage cupboard. uPVC double-glazed patio doors opening to the garden. uPVC double-glazed window to the rear elevation. Open plan access into the snug area.

SNUG

Stairs ascending to the dining room with storage beneath. uPVC double-glazed window to the rear elevation.

GROUND FLOOR

KITCHEN 13'6" x 8'7" (4.12 x 2.63)

Fitted with a matching range of base and wall-mounted units incorporating square-edged composite worktop with inset 5-ring gas hob and stainless-steel extractor over, one-&-a-half bowl sunken sink with instant boiling water mixer tap. Integrated dishwasher and double oven. Spaces for washing machine, tumble-dryer and fridge/freezer. Boiler housed within one of the wall-mounted units. uPVC double-glazed window to the front elevation.

DINING ROOM 13'11" x 8'8" (4.26 x 2.66)

uPVC double-glazed window to the front elevation.

CLOAKROOM

Fitted with a close-coupled wc and wall-mounted wash handbasin. Obscured uPVC double-glazed window to the front elevation.

FIRST FLOOR LANDING 9'8" x 2'9" (2.95 x 0.85)

Doors providing access to bedrooms three and four. Staircases rising to the second level - the first to bedroom two and the shower room and the other to the principal bedroom and ensuite.

BEDROOM THREE 8'9" x 8'0" (2.68 x 2.46)

Drop-down hatch to partially-boarded, insulated loft. uPVC double-glazed window to the rear elevation.

BEDROOM FOUR 8'2" x 6'2" (2.50 x 1.88)

Currently being used as an office. uPVC double-glazed window to the rear elevation.

BEDROOM ONE 15'8" x 8'8" (4.79 x 2.65)

uPVC double-glazed window to the rear elevation. Velux roof windows with remote-controlled blinds. Door opening to the ensuite.

ENSUITE 8'8" x 5'6" (2.66 x 1.69)

Fitted with a panelled spa bath with mains-fed waterfall shower attachment, wash handbasin with mixer tap inset into storage unit with a low-level concealed-cistern wc. Ventilation. Obscured uPVC double-glazed window to the front elevation.

HALF LANDING

Doors opening to bedroom two and the shower room. Storage cupboard.

BEDROOM TWO 11'10" x 8'9" (3.63 x 2.68)

Fitted wardrobes with sliding doors. Access hatch to partially-boarded loft. uPVC double-glazed window to the front elevation.

SHOWER ROOM 6'2" x 6'1" (1.88 x 1.86)

Fitted shower cubicle with electric shower, pedestal wash handbasin with mixer tap and close-coupled wc. Chrome heated towel rail. Shaving point. Ventilation. Obscured uPVC double-glazed window to the front elevation.

OUTSIDE

The property is approached via a driveway providing off-road parking and also housing a shed. Slabbed steps, bordered on either side by stone chippings and mature shrubs lead to the front door. A side gate provides access to the rear garden, which is fully-enclosed and south-facing, with areas laid to lawn, stone slabs and decking. There are several sheds and a pagoda with a polycarbonate roof providing a sheltered seating area together with various mature shrubs, bushes and small trees.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

SERVICES

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

Area Map

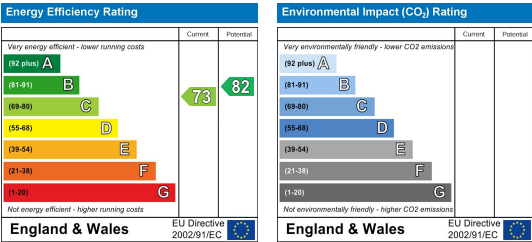


Floor Plans



Made with Metropix ©2024

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.