Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

19 Boulden Close

Plympton, Plymouth, PL7 2GL

£360,000

4 | 2 | 2 | D

19 Boulden Close

Plympton, Plymouth, PL7 2GL

£360,000

19 BOULDEN CLOSE, PLYMPTON, PLYMOUTH PL7 2GL

ACCOMMODATION

uPVC obscured leaded light door leading into the entrance hall.

ENTRANCE HALL

18'5" x 4'4" (5.62 x 1.34)

Laminate wood flooring. Doors opening into the cloakroom, study, lounge, under-stairs storage cupboard and the kitchen. Stairs ascending to the first floor.

CLOAKROOM

5'3" x 2'9" (1.62 x 0.84)

Matching suite of close-coupled wc and pedestal wash hand basin with glazed splash-back. Obscured double-glazed window to front elevation. Laminate wood flooring.

STUDY/BEDROOM 5

13'6" x 8'0" (4.13 x 2.46)

Laminate wood flooring. uPVC double-glazed window to front elevation.

LOUNGE

15'7" x 11'8" (4.77 x 3.56)

A light and airy room with feature fireplace with wood mantel and surround. Marble inset with an open grate. uPVC double-glazed window to front elevation. Laminate wood flooring. Archway opening into the open plan kitchen/diner.

OPEN PLAN KITCHEN/DINER

24'4" x 9'4" (7.42 x 2.87)

Matching high gloss base and wall-mounted units with under cupboard lighting to include integral twin oven, dishwasher, washing machine and also a tumble dryer. Square edge work surface has inset stainless steel five ring gas hob with contemporary filter hood over. One-and-half bowl stainless steel sink unit with spray tap. Breakfast bar. Spotlighting. uPVC double-glazed window to rear elevation. Wall-mounted boiler concealed in unit. uPVC obscured double-glazed door leading out to the rear garden. From the dining area is a further uPVC double-glazed sliding patio door leading out to the garden.

HALF LANDING

uPVC double-glazed window to side elevation. Stairs ascending to the first floor landing.

FIRST FLOOR LANDING

Loft hatch. Doors through to the bedrooms and bathroom. Airing cupboard.

MASTER BEDROOM

12'7" x 12'3" max (3.84 x 3.74 max)

Fitted wardrobes along one wall with mirrored doors with shelving and hanging rail. Laminate wood flooring. Two uPVC double-glazed windows to front elevation. Door opening into the en-suite.

EN-SUITE

6'3" x 5'6" (1.92 x 1.68)

Attractive matching suite of contemporary close-coupled wc, pedestal wash hand basin with glazed waterfall tap and twin shower cubicle with twin shower heads. Chrome heated towel rail. Ceramic tiled floor. Tiled walls. Obscured double-glazed window to side elevation.

BEDROOM TWO
9'11" x 9'4" max (3.03 x 2.87 max)
Fitted wardrobes along one section of the wall with mirrored doors, shelving and hanging rail. uPVC double-glazed window to front elevation. Laminate wood flooring.

BEDROOM THREE
9'6" x 9'8" max (2.92 x 2.95 max)
Laminate wood flooring. uPVC double-glazed window to rear elevation overlooking the garden.

BEDROOM FOUR
9'3" x 8'10" + door access (2.84 x 2.7 + door access)
Laminate wood flooring. uPVC double-glazed window to rear elevation overlooking the garden.

BATHROOM
9'6" x 6'5" max (2.92 x 1.98 max)
Matching suite of panelled bath with mixer shower attachment, contemporary close-coupled wc and pedestal wash hand basin with glazed waterfall tap. Chrome heated towel rail. uPVC obscured double-glazed window to rear elevation.

OUTSIDE
The property is approached via a paved path along side the property leading to the front door, this is bordered on one side which is the main section of garden laid to lawn with a couple of inset trees, shrubs and plants. To the rear is an enclosed garden which consists of a paved patio seating area. A courtesy gate leads out to the driveway to the fore of the garage where there is off-road parking for up to three cars. A couple of steps, one bisecting the middle and one to the side lead up to the main section of garden which is laid to lawn with a paved path running along one side up to the the courtesy door opening into the garage. The boundaries are wood panel fencing and brick.

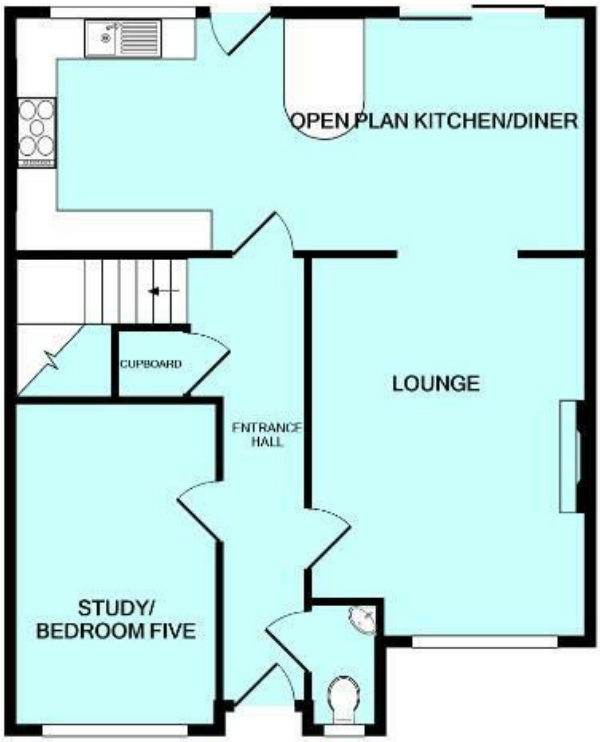
GARAGE
17'2" x 7'10" max (5.25 x 2.41 max)
A single-glazed leaded light window to rear elevation. Up and over door. Light and power available.

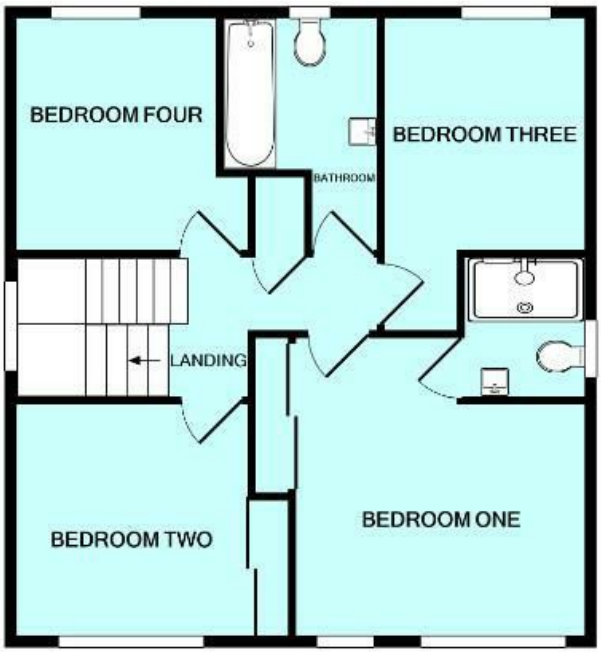
Road Map

Hybrid Map

Terrain Map

Floor Plan

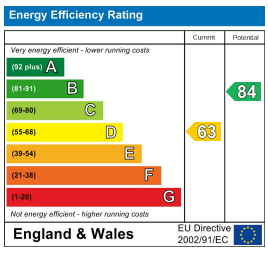


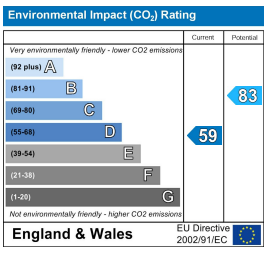


Viewing

Please contact our Plympton Office on 01752 301002 if you wish to arrange a viewing appointment for this property or require further information.

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.

91 - 93 The Ridgeway, Plympton, Plymouth, Devon, PL7 2AA
Tel: 01752 301002 | Email: plympton@julianmarks.co.uk | www.julianmarks.co.uk