Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

# 12 Brookingfield Close

Plympton, Plymouth, PL7 1RA

**£270,000**

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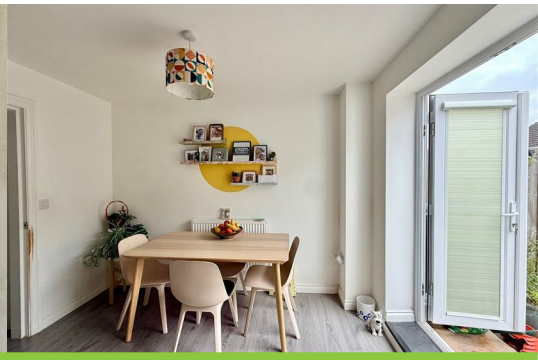
Beautifully presented throughout & offered with the potential of no onward chain, this modern 3-bedroom mid-terraced home enjoys a quiet cul-de-sac location, close to local shops & schools. Built approximately 5 years' ago, it offers stylish, turnkey accommodation - an attractive kitchen/diner opening onto a low-maintenance garden a driveway for 2 vehicles & impressive, spacious bedrooms - making it an ideal first-time buy or family home.



## BROOKINGFIELD CLOSE, PLYMPTON, PLYMOUTH PL7 1RA

### ACCOMMODATION
Covered entrance with composite double-glazed front door into the entrance hall.

### ENTRANCE HALL 15'2 x 6' (4.62m x 1.83m)
Staircase rising to the first floor with under-stairs storage cupboard. Good quality wood-effect flooring in a grey finish, which runs throughout the hallway into the lounge, through to the utility room and into the kitchen/diner. Metal RCD fuse box. Quality wooden cottage-style doors to all rooms.

### LOUNGE 11'7 x 10'6 (3.53m x 3.20m)
uPVC double-glazed window overlooking the front.

### UTILITY ROOM/DOWNSTAIRS CLOAKROOM 10'1 x 5'1 (3.07m x 1.55m)
Fitted with a range of units comprising high-gloss white wall units and matching double base cupboard with work surface over and matching up-stand, incorporating a stainless-steel single-drainer sink unit with mixer tap. Plumbing for washing machine. Space for tumble dryer. Low-level wc. Extractor fan.

### KITCHEN/DINER 16'11 x 10'3 (5.16m x 3.12m)
Fitted with an extensive range of units, in a concrete design finish, comprising eye-level wall cupboards, matching base cupboards and drawers with laminate work surfaces over and matching up-stands. Full-length larder cupboard. Composite one-&-a-half drainer sink unit with mixer tap and uPVC double-glazed window overlooking the rear garden. Integrated 4-ring electric induction hob with extractor canopy over and glass splash-back. Electric oven. Fridge/freezer and dishwasher with matching door fronts. Further matching cupboard housing the gas boiler which serves both the central heating and domestic hot water. Spotlighting. The kitchen provides ample space for a dining table and chairs and has uPVC double-glazed French doors opening onto the rear garden.

### FIRST FLOOR LANDING 9'4 x 6'7 (2.84m x 2.01m)
Hatch with retractable ladder to the fully-boarded, insulated roof space with power and light. Modern, cottage-style doors leading off to all rooms.

### BEDROOM ONE 17'1 max into bay x 13'10 (5.21m max into bay x 4.22m)
Feature walk-in uPVC double-glazed bay window offering far-reaching views out towards Dartmoor. Fitted triple wardrobe with sliding doors (one of which is mirrored), hanging rails and shelving.

### BEDROOM TWO 12'8 x 12 + door recess (3.86m x 3.66m + door recess)
u|PVC double-glazed window overlooking the front. Fitted triple wardrobe with sliding doors (one of which is mirrored) with hanging rails and shelving.

### BEDROOM THREE 8'5 x 8'5 (2.57m x 2.57m)
uPVC double-glazed window overlooking the front. Fitted linen cupboard with slatted shelving.

### SHOWER ROOM 8'1 x 7'6 (2.46m x 2.29m)
A spacious room fitted with a 3-piece suite, including a fully-tiled double shower cubicle with mixer tap and rain-shower head over. The tiling extends along one wall to half-tiling behind the vanity wash handbasin with mixer tap and double cupboard below and a concealed-cistern low-level wc. Further side cupboard. Chrome heated towel rail. Tiled floor. Obscured-glass uPVC double-glazed window. Spotlighting. Extractor fan.

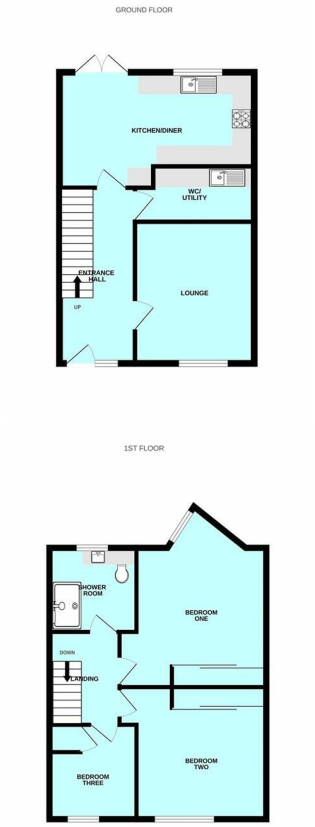
### OUTSIDE
To the front there is a brick-paved private driveway with ample off-road parking for 2 good-sized cars. There is access along the side of the property with a timber gate opening to the fully-enclosed, private garden laid to Indian sandstone patio. Outside power point and cold water tap.

### COUNCIL TAX
Plymouth City Council
Council Tax Band: C

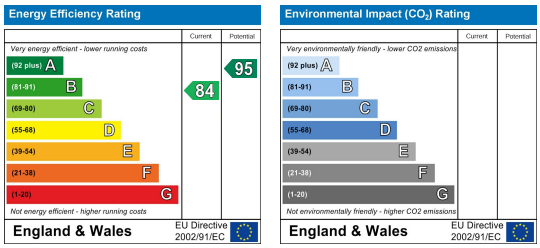
### SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map

## Floor Plans




## Energy Efficiency Graph

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