



## 23 Long Meadow

Plympton, Plymouth, PL7 4JD

£425,000



A spacious & versatile 4-bedroom split-level detached home enjoying a cul-de-sac position with attractive views across Plympton. Offered with vacant possession and no onward chain, the property features flexible accommodation, ideal for a family or multi-generational living with an integral double garage, private drive, low-maintenance gardens & conveniently-located close to reputable schools, local amenities & shops.



LONG MEADOW, PLYMPTON, PLYMOUTH PL7 4JD

ACCOMMODATION

uPVC double-glazed front door, with obscured-glass uPVC side panels, opening into the ground floor entrance hall.

GROUND FLOOR ENTRANCE HALL 15'5 x 7' going to 22'7 along corridor into stairs (4.70m x 2.13m going to 6.88m along corridor into s)

An 'L'-shaped hallway with stairs rising to the first floor and 2 steps leading down to a courtesy door opening into the garage. Built-in storage cupboard.

DOWNSTAIRS CLOAKROOM 6'6 x 2'6 (1.98m x 0.76m)

Fitted with a 2-piece white suite comprising a low-level wc and pedestal wash handbasin with mixer tap and half-tiled surrounds. Obscured-glass uPVC double-glazed window.

BEDROOM TWO 10'10 x 9'9 + door recess (3.30m x 2.97m + door recess)

uPVC double-glazed window overlooking the front. Fitted double wardrobe with shelving, hanging rails and mirrored, sliding doors. Fitted dressing table with drawer units, side cupboard and matching mirror over. Matching bedside drawer units.

BEDROOM THREE 10'10 x 9'9 + door recess (3.30m x 2.97m + door recess)

Built-in wardrobe with hanging rail and shelves. uPVC double-glazed window to the side.

FIRST FLOOR HALF LANDING

uPVC double-glazed window to the side.

FIRST FLOOR LANDING 14'7 x 7'3 (4.45m x 2.21m)

A bright, spacious landing with white panelled doors leading off to all rooms. Hatch with retractable ladder to the fully-insulated, partly-boarded loft space. Large built-in storage cupboard.

LOUNGE 15'5 x 12'9 (4.70m x 3.89m)

Fitted reformed marble fireplace with surround and inset 'Living Flam' coal-effect gas fire. uPVC double-glazed side window. uPVC double-glazed sliding patio doors opening onto a Juliette balcony with a far-reaching view across Plympton.

DINING ROOM 11'5 x 11'1 (3.48m x 3.38m)

uPVC double-glazed windows to the side and rear.

KITCHEN/DINER 11'4 x 10'2 (3.45m x 3.10m)

The kitchen is fitted with a range of white, high-gloss Shaker-style units comprising eye-level wall cupboards with 2 glass-fronted display cupboards, matching base cupboards and drawers, with roll-edged laminate work surfaces over and tiled surrounds. Inset one-&-a-half drainer sink unit with mixer tap and uPVC double-glazed window over. Integrated 4-ring induction hob with extractor canopy over and electric double oven beneath. Further electric oven. Plumbing for dishwasher. Space for dining table and chairs. Tiled floor running through into the utility room. Archway through to the utility room.

UTILITY ROOM 10'2 x 4'9 (3.10m x 1.45m)

Base cupboards, drawer units and roll-edged laminate work surfaces over and tiled surrounds all matching the kitchen. Inset stainless-steel single-drainer sink unit with mixer tap. Plumbing for washing machine. Space for fridge/freezer. Wall-mounted gas boiler which serves the central heating and domestic hot water. uPVC obscured-glass double-glazed door opening to the rear garden.

PRINCIPAL BEDROOM 13'9 x 11'9 (4.19m x 3.58m)

uPVC double-glazed bay window overlooking the front, with far-reaching views across Plympton. Fitted double wardrobe with mirrored, sliding doors, hanging rails and shelving. Further fitted furniture with a double wardrobe and cupboards with drawers and 3 matching bedside drawer units.

ENSUITE SHOWER ROOM 7' x 5'1 (2.13m x 1.55m)

Fully tiled and fitted with a 3-piece white suite comprising a shower cubicle with electric shower, pedestal wash handbasin with mixer tap and low-level wc. Extractor fan. Spotlighting.

BEDOOM FOUR 9'8 + door recess x 9' (2.95m + door recess x 2.74m)

uPVC double-glazed window overlooking the front with a far-reaching view across Plympton.

FAMILY BATHROOM 7'9 x 7'8 (2.36m x 2.34m)

Fitted with a 3-piece suite with half-tiled surrounds to the walls, comprising a large corner bath with moulded seat and mixer tap, pedestal wash handbasin with mixer tap and low-level wc. Obscured-glass uPVC double-glazed window. Extractor fan. Spotlighting.

DOUBLE GARAGE 15'9 x 15'6 (4.80m x 4.72m)

Metal up-&-over remote door. Power and light. High ceiling and store cupboard to the rear of the garage which runs under the stairs.

OUTSIDE

To the front there is a double-width tarmac drive with parking for 2 cars, leading to the integral garage. From here there are 2 steps up to the front door where there is an outside cold water tap. Gardens laid to lawn run along the front of the property around to the side, with a conifer hedge border. There is a canopy porch with outside light over the front door. A pathway runs along the front of the property and continues along the side, with steps leading to the rear garden. A wrought iron gate opens to the rear garden which is laid to paved patio and a raised bed laid to established, mature planting. There is access to both sides of the property from the patio and from there a wrought iron gate opens onto South View Park.

COUNCIL TAX PCC

Plymouth City Council  
Council Tax Band: E

PLYMPTON SERVICES

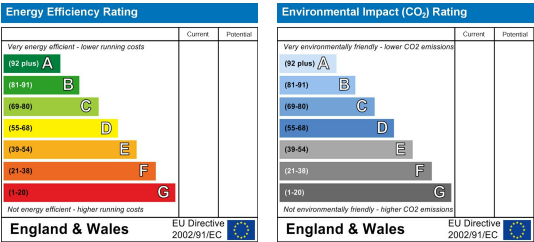
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

Energy Efficiency Graph



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