



## 16 Periwinkle Drive

Plympton, Plymouth, PL7 2WR

**Offers Over £450,000**



Executive-style detached property, situated within the popular Chaddlewood area. Beautifully renovated throughout, it comprises a newly-fitted open plan kitchen/diner, lounge, utility room & downstairs cloakroom together with an integral garage, 4 double bedrooms, master ensuite & family bathroom. To the front a driveway provides off-road parking for 2 vehicles & the rear garden is enclosed by featherboard fencing & has been landscaped for ease of maintenance.





**PERIWINKLE DRIVE, PLYMPTON, PLYMOUTH PL7 2WR**  
uPVC double-glazed door with an inset obscured glass panel, opening into the entrance hall.

**ENTRANCE HALL 18'10" x 3'11" (5.753 x 1.196)**  
Doors providing access to the lounge and integral garage. Stairs ascending to the first floor landing. Open plan access into the open plan kitchen/diner.

**LOUNGE 16'4" x 11'7" (4.985 x 3.545)**  
uPVC double-glazed bay window to the front elevation overlooking the garden. Feature gas fire with a marble surround.

**INTEGRAL GARAGE**  
Up-&-over door. Power and light.

**OPEN PLAN KITCHEN/DINER 21'4" x 14'5" (6.523 x 4.396)**  
Recently renovated to an incredibly high standard with a matching range of base and wall-mounted units incorporating a square-edged worktop and matching upstand with an inset 5-burner AEG gas hob and a one-&-a-half bowl sink unit with mixer tap and detachable handle. Integrated AEG oven, grill and dishwasher. Integrated fridge. Inset ceiling spotlighting. Inset ceiling speakers. uPVC double-glazed window to the rear elevation overlooking the garden. uPVC double-glazed doors opening to the rear garden. Door opening to the utility room.

**UTILITY ROOM 8'2" x 4'7" (2.514 x 1.410)**  
Fitted range of base and wall-mounted units to match the kitchen incorporating a square-edged worktop and upstand. Space and plumbing for a washing machine. Space for a tumble dryer. Obscured uPVC double-glazed door opening to the rear garden. Door opening to the downstairs cloakroom.

**DOWNSTAIRS CLOAKROOM 5'1" x 3'0" (1.552 x 0.930)**  
Close-coupled wc and pedestal wash handbasin with mixer tap. Obscured uPVC double-glazed window to the side elevation.

**FIRST FLOOR LANDING 15'11" x 6'1" (4.859 x 1.855)**  
Providing access to the first floor accommodation. Airing cupboard. Access hatch with pull-down ladder to boarded, insulated loft with lighting. uPVC double-glazed window to the side elevation.

**BEDROOM ONE 14'10" x 11'7" (4.528 x 3.542)**  
uPVC double-glazed window to the front elevation overlooking the garden. Door opening to the ensuite. Built-in double wardrobe.

**ENSUITE 5'3" x 4'2" (1.604 x 1.273)**  
Tiled to the principal areas the ensuite comprises a shower cubicle with a mains-fed overhead waterfall shower head and an additional hand-held shower head, pedestal wash handbasin and close-coupled toilet. Wall-mounted mirror. Shaving points. Chrome heated towel rail. Extraction fan. Obscured double-glazed window to the side elevation.

**BEDROOM TWO 10'10" x 10'10" (3.317 x 3.314)**  
uPVC double-glazed window to the front elevation overlooking the garden. Built-in double wardrobe.

**BEDROOM THREE 13'0" x 8'7" (3.963 x 2.640)**  
uPVC double-glazed window to the rear elevation overlooking the garden.

**BEDROOM FOUR 10'4" x 9'4" (3.173 x 2.861)**  
uPVC double-glazed window to the rear elevation overlooking the garden.

**FAMILY BATHROOM 9'8" x 6'9" (2.950 x 2.081)**  
A newly fitted, contemporary suite comprising a panelled bath with an overhead mains-fed rainfall shower, an additional hand-held shower attachment and a curved glass shower screen, floating wall-mounted basin with drawer storage beneath and low-level toilet. Wall-mounted radiator. Obscured uPVC double-glazed window to the rear elevation. Door to the airing cupboard housing the Ideal Logic combi boiler.

**OUTSIDE**  
The property is approached via a pressed concrete driveway providing off-road parking for 2 vehicles and leading to the entrance door, with a small area of lawn bordered by mature shrubs. To the side of the property a gate provides access to the rear garden. The tiered rear garden has been landscaped for ease-of-maintenance, enclosed by featherboard fencing and includes a paved patio area with attractive stainless-steel-&-glass balustrading and an area of artificial lawn. There is also a shed and an outside tap.

**COUNCIL TAX**  
Plymouth City Council  
Council Tax Band: D

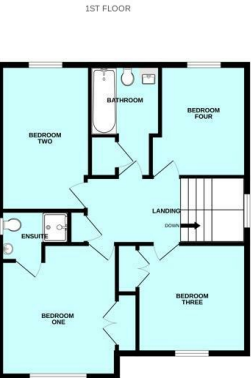
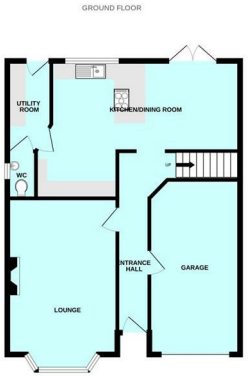
**PLYMPTON**  
The property is connected to all the mains services: gas, electricity, water and drainage.

**WHAT3WORDS**  
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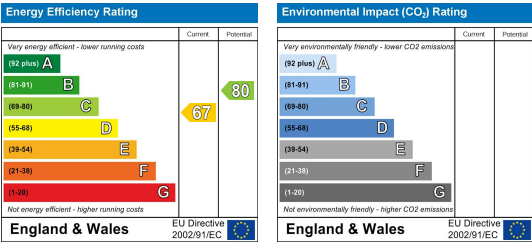
Area Map



Floor Plans



Energy Efficiency Graph



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