Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



9 Redwood Drive

Plympton, Plymouth, PL7 2FS

£340,000

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Presented to an exceptional 'show home' standard throughout, this beautifully-appointed 3-bedroom detached house is a lovely family home in a tucked-away position.







REDWOOD DRIVE, PLYMPTON, PLYMOUTH PL7 2FS

ACCOMMODATION
uPVC double-glazed door opening into the entrance porch.

ENTRANCE PORCH 6' x 3'4 (1.83m x 1.02m)
uPVC double-glazed window. Part-glazed oak door opening into the lounge.

LOUNGE 14'2 x 10'6 (4.32m x 3.20m)
uPVC double-glazed window overlooking the front. Partly-glazed oak door opening to the inner hall. Archway through to the kitchen/diner.

INNER HALL
Stairs rising to the first floor. Door opening to the utility/downstairs cloakroom.

KITCHEN/DINER 19'4 x 8'8 (5.89m x 2.64m)
A bright, spacious room with a beautifully fitted kitchen area comprising a range of matching base cupboards and drawers with roll-edged work surfaces and a tiled surround, incorporating a one-&-a-half drainer sink unit with mixer tap and uPVC double-glazed window over, with a view to the conservatory and rear garden. Integrated fridge/freezer and dishwasher with matching door fronts. Gas and electric cooker points with extractor canopy over. Pelmet lighting under the wall units. Coved ceiling with spotlighting. There is a good-sized dining space and from this sliding double-glazed doors open to the conservatory.

CONSERVATORY 17'5 x 8' (5.31m x 2.44m)
Constructed in uPVC double-glazing with fitted blinds to all windows. Doors to either side of the conservatory and French doors to the front opening onto the rear garden. Power and light.

UTILITY/DOWNSTAIRS CLOAKROOM
Plumbing for a washing machine. Fitted with a 2-piece white suite comprising a low-level wc and mini wash handbasin with tiled splash-back. Radiator. Extractor fan. Door opening to the garage/store.

GARAGE/STORE 9'9 x 8' (2.97m x 2.44m)
This room has been reduced in size to accommodate the utility/downstairs cloakroom. Remote roller door. Power and light. Gas boiler.

FIRST FLOOR LANDING 9'4 x 8'4 into stairwell (2.84m x 2.54m into stairwell)
uPVC double-glazed window. Hatch with retractable ladder to the insulated, part-boarded roof space. White panelled doors leading off to all rooms.

BEDROOM ONE 11' x 10'8 (3.35m x 3.25m)
2 uPVC double-glazed windows. Built-in double wardrobe with bi-folding doors.

BEDROOM TWO 10' x 10'8 (3.05m x 3.25m)
uPVC double-glazed window overlooking the rear with a far-reaching view. Built-in double wardrobe with bi-folding doors.

BEDROOM THREE 8'4 x 7'3 (2.54m x 2.21m)
Double-glazed window overlooking the front.

BATHROOM 8'1 x 8'4 (2.46m x 2.54m)
Fitted with a 4-piece suite comprising a panel bath with tiled surround, mixer tap and shower attachment, vanity wash handbasin with mixer tap and double drawer unit below and low-level wc. Fully-tiled shower cubicle with an electric shower. Mirrored bathroom cabinet. Full-length tallboy bathroom cupboard. Heated radiator/towel rail. Spotlighting. uPVC double-glazed window overlooking the rear with far-reaching views.

OUTSIDE
To the front there is a private drive providing off-road parking. The garden is laid to decorative stone chippings with paved pathways leading along both sides of the property, where timber gates opening to the pathways through to the rear garden. The rear garden is fully enclosed by timber fencing, laid to a large Indian sandstone patio, with a shrub border and a lawned area with well-stocked beds of flowers and shrubs and a timber shed.

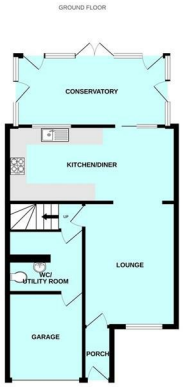
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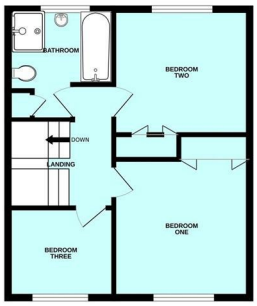
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

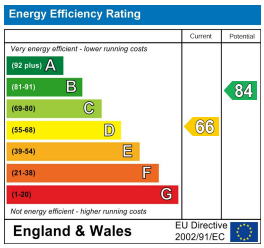


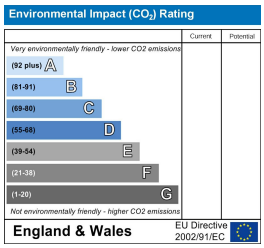
Floor Plans





Energy Efficiency Graph





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