



26 Periwinkle Drive

Plympton, Plymouth, PL7 2WR

Offers Over £475,000



This exceptional, detached property is situated in a quiet cul-de-sac in the Chaddlewood area of Plympton, benefiting from its own driveway & garage. The accommodation is beautifully presented, in immaculate condition & with a really high-end finish, including solid wood flooring to the majority of the ground floor, briefly comprising an entrance hall & downstairs wc, lounge, kitchen/diner, snug, conservatory & utility. Upstairs there are 4 double bedrooms, with a principal ensuite & family shower room. The rear garden offers a sunny aspect blending areas laid to lawn, decking & chippings - perfect for family entertainment.



PERIWINKLE DRIVE, PLYMPTON, PLYMOUTH PL7 2WR

ACCOMMODATION

Composite front door, with inset obscured glass panelling, opening into the entrance hall.

ENTRANCE HALL 15'10" x 6'2" (4.84 x 1.90)

Doors providing access to the lounge, snug and kitchen/diner. Stairs ascending to the first floor landing with storage cupboard beneath. Solid wood flooring which continues throughout the majority of the ground floor accommodation.

LOUNGE 16'6" x 10'8" (5.05 x 3.26)

Gas fire set onto a polished stone hearth with inset surround and wooden mantel. Double wooden doors, with inset glass panelling, opening into the kitchen/diner. uPVC double-glazed window to the front elevation.

SNUG 16'6" x 7'11" (5.03 x 2.42)

uPVC double-glazed window to the front elevation. Solid wood flooring.

KITCHEN/DINER 20'4" x 9'5" (6.21 x 2.89)

Fitted with a matching range of contemporary base and wall-mounted units incorporating a square-edged wooden worktop with an inset Zanussi 5-burner gas hob and a one-&a-half bowl stainless-steel sink unit with mixer tap. Complementary tiled splash-back. Integral full-height fridge, Indesit dishwasher, AEG oven and an additional oven/grill. Open doorway into the utility area. Open plan access into the conservatory. uPVC double-glazed window to the rear elevation. Solid wood flooring.

UTILITY 5'10" x 5'2" (1.78 x 1.58)

Base and wall-mounted units to match the kitchen incorporating a square-edged wooden worktop and an inset Belfast sink with mixer tap, tiled splash-back and storage beneath. Spaces for washing machine and wine cooler. Door opening to the downstairs wc. uPVC double-glazed door opening to the rear garden. Solid wood flooring.

CONSERVATORY 15'3" x 13'8" (4.65 x 4.17)

A light, airy room, constructed beneath a solid roof on a solid base with uPVC double-glazed windows to the side and rear elevations. Inset downlighting and sky lanterns with UV protection to both side elevations. Wood flooring. uPVC double-glazed patio door opening to the garden. Solid wood flooring.

DOWNSTAIRS WC 5'2" x 3'11" (1.59 x 1.21)

Low-level wc and storage unit with inset wash handbasin and mixer tap. Obscured uPVC double-glazed window to the side elevation. Solid wood flooring.

FIRST FLOOR LANDING 9'0" x 3'4" (2.76 x 1.04)

Doors providing access to the first floor accommodation. Storage cupboard. Up-&over hatch providing access to the partially-boarded, insulated loft with lighting.

BEDROOM ONE 15'7" x 10'7" (4.76 x 3.24)

Storage cupboard. uPVC double-glazed window to the front elevation. Open plan access into the ensuite.

ENSUITE 7'7" x 6'11" (2.32 x 2.11)

Tiled, panelled bath with mixer tap and detachable hose, storage unit with inset wash handbasin. Chrome heated towel rail. Extractor. Obscured uPVC double-glazed window to the front elevation.

BEDROOM TWO 14'1" x 8'2" (4.31 x 2.50)

Built-in double wardrobe. uPVC double-glazed window to the front elevation.

BEDROOM THREE 11'2" x 8'2" (3.42 x 2.49)

Built-in double wardrobe. uPVC double-glazed window to the rear elevation.

BEDROOM FOUR 11'2" x 7'7" (3.42 x 2.33)

uPVC double-glazed window to the rear elevation.

SHOWER ROOM 7'7" x 5'9" (2.33 x 1.76)

Matching suite comprising double-sized walk-in shower with mains-fed waterfall and detachable shower heads, wall-mounted wash handbasin with storage beneath and mixer tap and low-level wc. Chrome heated towel rail. Extraction. Obscured uPVC double-glazed window to the rear elevation.

OUTSIDE

The property is approached via a tarmac driveway leading to the garage, bordered on one side by a slabbed area with stone chippings, mature shrubs and bushes and steps leading to the front door. The rear garden offers a sunny aspect and is a perfect family entertainment space, tastefully laid to a mixture of lawn, bordered by mature shrubs and trees, a stone-chipped barbecue/seating area and a raised decking area. Outside power and water.

GARAGE

Up-&over door. Power and lighting. Courtesy door opening to the rear garden.

COUNCIL TAX

Plymouth City Council

Council Tax Band: E

SERVICES

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

WHAT3WORDS

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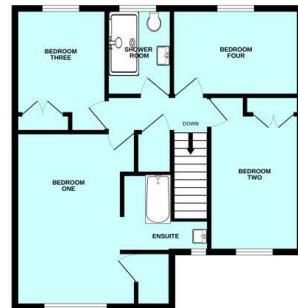
Area Map



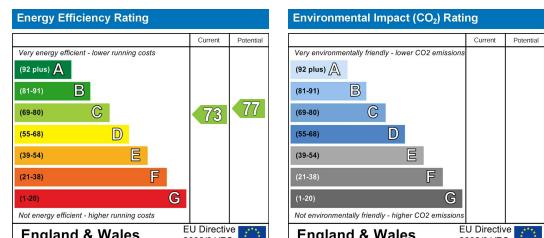
Floor Plans



1ST FLOOR



Energy Efficiency Graph



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