



## 81 Merafield Road

Plympton, Plymouth, PL7 1SH

Offers Over £400,000



Beautifully-presented detached family home situated in an elevated position within the Merafield area of Plympton. The ground floor accommodation briefly comprises an entrance hall, lounge, kitchen/diner, utility, 2 bedrooms and a 4-piece bathroom with upstairs hosting an office and 2 further double bedrooms with the principal bedroom offering ensuite facilities. Outside there is a garage with gardens to the front and rear and ample on-street parking.



## MERAFIELD ROAD, PLYMPTON, PLYMOUTH PL7 1SH

### ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance hall.

### ENTRANCE HALL

Doors leading to the lounge, kitchen/diner, bedrooms three and four, the reading room and bathroom. Storage cupboards. uPVC double-glazed window to the front elevation.

### LOUNGE 23'4" x 11'10" (7.12 x 3.63)

A dual aspect room with uPVC double-glazed windows to the front and side elevations. Feature inset gas fire set onto an Italian polished stone hearth with mantel over.

### KITCHEN/DINER 18'0" x 11'9" (5.5 x 3.6)

Fitted with a matching contemporary range of powder-blue high-gloss base and wall-mounted units incorporating a roll-edged quartz worktop and a Neff induction hob with extraction over. Inset sink with Quooker tap. Integrated Neff double oven. Integrated dishwasher, fridge and freezer. Ample space for dining table and chairs. Contemporary wall-mounted vertical radiator. Dual aspect with uPVC double-glazed windows to the side and rear elevations. Obscured uPVC double-glazed door opening to the rear garden. Open plan access into the utility room.

### UTILITY ROOM 5'10" x 5'10" (1.79 x 1.79)

Fitted high-gloss units to match the kitchen incorporating a roll-edged quartz worktop. Composite sink with mixer tap. Integrated Neff microwave. Space for washing machine and tumble dryer. Obscured uPVC double-glazed window to the rear elevation.

### BEDROOM THREE 11'9" x 11'0" (3.59 x 3.37)

Built-in triple wardrobe with sliding, mirrored doors. uPVC double-glazed window to the side elevation.

### BEDROOM FOUR 11'9" x 9'8" (3.60 x 2.96)

uPVC double-glazed window to the side elevation.

### BATHROOM 11'9" x 5'8" (3.59 x 1.75)

Fitted with a matching suite comprising a corner bath with mixer and shower attachment, a large shower cubicle with electric shower, wash handbasin with mixer tap set into a storage unit, bidet and a low-level wc. White heated towel rail. Dual aspect with obscured uPVC double-glazed windows to the side and rear elevations.

### READING ROOM 8'9" x 7'10" (2.69 x 2.39)

This room could easily be used as another office. uPVC double-glazed window to the side elevation. Stairs ascending to the first floor.

### FIRST FLOOR LANDING/OFFICE 13'8" x 6'10" (4.18 x 2.09)

Doors leading to bedrooms one and two. Velux window.

### BEDROOM ONE 16'11" x 13'5" (5.17 x 4.09)

Door opening into the ensuite. Eaves storage. Velux window providing natural light and with views out over the moors.

### ENSUITE 13'6" x 5'10" (4.12 x 1.8)

Free-standing claw bath with shower and mixer attachment, pedestal wash handbasin and low-level wc. White heated towel rail. Extractor. Obscured uPVC double-glazed window to the front elevation.

### BEDROOM TWO 13'5" x 11'1" (4.11 x 3.38)

Dual aspect with uPVC double-glazed window to the rear elevation and a Velux window to the side elevation. Eaves storage.

### OUTSIDE

Steps ascend to the property, bordered by mature bushes, trees and flowers. A walkway runs around the property and provides access to the rear garden. Door to a basement providing a storage area which runs the entire length of the house and houses the combi-boiler. The rear garden is south-facing and laid for low-maintenance, with a raised decking area and a slate patio with a wooden gate opening to the service lane.

### GARAGE 14'2" x 13'3" (4.34 x 4.06)

Electric roller door to the front elevation. Power and lighting. Courtesy door opening to the decking area.

### 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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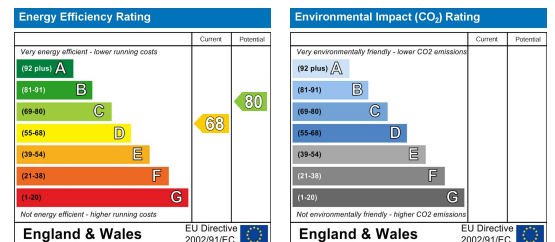
## Area Map



## Floor Plans



## Energy Efficiency Graph



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