



## 9 Paddock Close

Plymstock, Plymouth, PL9 9UL

£425,000



Detached house situated in a highly sought-after position enjoying a secluded west-facing rear garden backing onto woodland. Other features include a double garage & driveway. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge, separate dining room & kitchen, whilst on the first floor a landing provides access to 4 bedrooms, family bathroom with a bath & shower & an ensuite bathroom to bedroom one. Double-glazing & central heating.





PADDOCK CLOSE, PLYMSTOCK, PL9 9UL

ACCOMMODATION

Front door with matching full-height window to the side opening into the entrance hall.

ENTRANCE HALL 15'4 x 6'5 (4.67m x 1.96m)

Providing access to the downstairs accommodation. Bamboo hard wood flooring. Inset ceiling spotlights. Staircase ascending to the first floor. Under-stairs cupboard.

LOUNGE 17'7 x 12'6 (5.36m x 3.81m)

Window to the rear elevation overlooking the garden. Sliding double-glazed doors overlooking and opening onto the garden. Fireplace with a flame-effect electric fire. Glazed double doors opening into the dining room.

DINING ROOM 12'6 x 9'9 (3.81m x 2.97m)

Window with fitted blinds to the rear elevation overlooking the garden. Archway opening into the kitchen.

KITCHEN 11'7 x 9'8 (3.53m x 2.95m)

Range of base and wall-mounted cabinets with matching fascias and work surfaces with tiled splash-backs. Stainless-steel one-&a-half bowl single drainer sink unit. Built-in double oven and grill. 4-burner gas hob with a cooker hood above. Space and plumbing for washing machine and dishwasher. Integral fridge-freezer. Tiled floor. Window with a fitted blind to the front elevation. Obscured glazed door leading to outside via the side elevation.

DOWNSTAIRS CLOAKROOM/WC 5'2 x 2'5 (1.57m x 0.74m)

Fitted with a wc and wash hand basin.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 14'9 x 9'8 incl wardrobe (4.50m x 2.95m incl wardrobe)

Window to the rear elevation overlooking the garden and woodland. Built-in wardrobe with sliding mirrored doors. Laminate flooring. Inset ceiling spotlights. Doorway opening into the ensuite bathroom.

ENSUITE BATHROOM 7'5 x 7'3 (2.26m x 2.21m)

Comprising a Jacuzzi-style corner bath with an electric shower system over, wc and twin basins set into a cabinet. Large wall-mounted mirror over the basins. Corner mirrored bathroom cabinet. Wall-mounted chrome towel rail/radiator. Tiled floor. Fully-tiled walls. Inset ceiling spotlights. Obscured window with a fitted blind to the front elevation.

BEDROOM TWO 9'10 x 8'11 (3.00m x 2.72m)

Window with fitted blind to the front elevation. Wall-mounted mirror. Recessed wardrobe. Laminate flooring. Inset ceiling spotlights.

BEDROOM THREE 9'2 x 8'1 (2.79m x 2.46m)

Window to the rear elevation overlooking the garden. Recessed wardrobe with sliding mirrored doors. Laminate flooring.

BEDROOM FOUR 9'2 x 6'11 (2.79m x 2.11m)

Window to the rear elevation overlooking the garden. Recessed wardrobe. Laminate flooring.

FAMILY BATHROOM 10'8 into shower x 9'9 (3.25m into shower x 2.97m)

Comprising a bath with a tiled area surround and an electric shower system over, separate tiled shower with built-in shower system, pedestal basin and wc. Built-in airing cupboard with slatted shelving and housing the hot water cylinder. Partly-tiled walls. Obscured window with a fitted blind to the front elevation.

DOUBLE GARAGE 17'7 x 15'11 (5.36m x 4.85m)

Up-&-over door to the front elevation. Power and lighting. Gas meter, electric meter and consumer unit. Please note that the office is a partitioned room within the garage.

OFFICE 9'7 x 7'11 (2.92m x 2.41m)

Power and lighting. Plumbed with a radiator running off the central heating system from the house. Housing the gas boiler. Rear access door leading into the garden.

OUTSIDE

To the front a driveway provides off-road parking and access to the garage. There is a paved area in front of the main front entrance with an outside light and an area laid to lawn with bordering flower beds and a feature blossom tree. A paved pathway runs through a timber gate around the side elevation accessing the rear garden. The rear garden, which enjoys a westerly aspect and backs onto woodland, is laid to lawn together with shrub and flower beds. A full-width paved patio is laid adjacent to the rear of the property. There are timber outbuildings and an outside tap.

COUNCIL TAX

Plymouth City Council  
Council tax band E

SERVICES

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

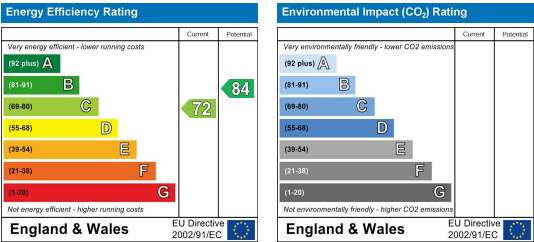
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.