



7 Holcombe Drive

Plymstock, Plymouth, PL9 9JD

Offers Over £350,000



Nicely-presented semi-detached family home in this highly popular position with accommodation briefly comprising an entrance hall with downstairs cloakroom/wc, lounge, spacious open-plan kitchen/breakfast/dining room, which in turn leads out to the rear garden. On the first floor a landing provides access to 4 bedrooms and a family shower room. Externally, there is a driveway which runs alongside the property leading to the garage, plus a paved parking area to the front and a landscaped garden to the rear. Double-glazing and central heating.



HOLCOMBE DRIVE, PLYMSTOCK, PL9 9JD

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 15'8 x 5'10 (4.78m x 1.78m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard housing the electric meter, gas meter and consumer unit.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and a corner wall-mounted basin. Tiled walls. Tiled floor. Obscured window to the side elevation.

LOUNGE 14'4 x 12'5 (4.37m x 3.78m)

Window with fitted blinds to the front elevation. Access through to the kitchen/breakfast/dining room.

OPEN-PLAN KITCHEN/BREAKFAST/DINING ROOM 25'4 x 20'8 max dimensions (7.72m x 6.30m max dimensions)

A superb open-plan 'L-shaped' room with ample space for dining table and chairs, and seating if required. Range of modern kitchen cabinets with matching fascias, work surfaces and splash-backs. Breakfast bar. Inset one-&-a-half bowl single drainer sink unit. Built-in NEFF oven plus a combination microwave oven and warming drawer. Separate inset NEFF hob with a glass splash-back and cooker hood above. Space for an American-style fridge-freezer. Space and plumbing for washing machine. Integral dishwasher. 2 built-in storage cupboards with shelving. Windows to the rear and side elevations. French doors leading to outside.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch with a fold-down loft ladder. Window to the side elevation.

BEDROOM ONE 11'10 x 10'3 (3.61m x 3.12m)

Window to the front elevation. Feature panelling to one wall. Built-in wardrobes with matching doors plus 2 mirrored doors.

BEDROOM TWO 12'3 x 7'7 (3.73m x 2.31m)

Window to the rear elevation.

BEDROOM THREE 11'2 x 10' max width (3.40m x 3.05m max width)

Window to the front elevation.

BEDROOM FOUR 9' x 7'6 (2.74m x 2.29m)

Window to the rear elevation.

FAMILY SHOWER ROOM 8'10 x 5'1 (2.69m x 1.55m)

Comprising a double-sized walk-in shower with a glass screen, basin with storage beneath and wc. Mirrored bathroom cabinet. Towel rail/radiator. Fully-tiled walls. Tiled floor. Inset ceiling spotlights. Obscured window to the rear elevation.

GARAGE 15'8 x 8'3 (4.78m x 2.51m)

Single garage with an up-&-over door to the front elevation.

OUTSIDE

A driveway provides access and runs alongside the property to the garage. To the front there is a paved parking area. The rear garden has areas laid to patio and lawn. There is a brick-built barbecue area and a side access gate opening onto the driveway.

COUNCIL TAX

Plymouth City Council
Council tax band C

SERVICES

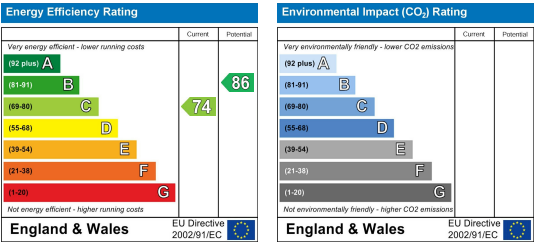
The property is connected to all the mains services: gas, electricity, water and drainage.

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.