



9 Paddock Close

Plymstock, Plymouth, PL9 9UL

£450,000



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

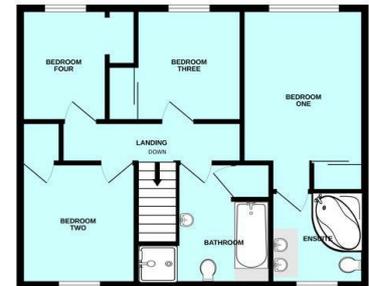


Floor Plans

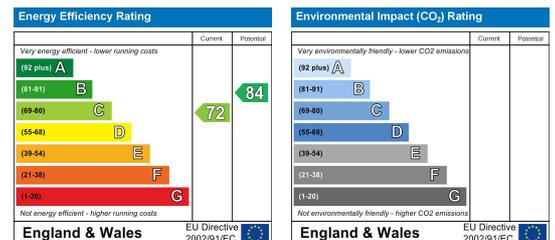
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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