



32 Mitchell Close

Plymstock, Plymouth, PL9 9GF

Offers Over £400,000



Nicely-positioned modern detached house situated in this highly sought-after location. The accommodation briefly comprises an entrance hall, lounge, separate dining room, kitchen, separate utility, ground floor study & downstairs cloakroom/wc. A first floor landing provides access to 4 bedrooms, family bathroom & ensuite shower room to bedroom one. Front & rear gardens. Drive & garage. Double-glazing & central heating.



MITCHELL CLOSE, PLYMSTOCK, PL9 9GF

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 10'7 x 6'3 (3.23m x 1.91m)

Providing access to the ground floor accommodation. Staircase rising to the first floor. Open-plan area beneath the stairs. Laminate flooring.

LOUNGE 14' x 11'1 (4.27m x 3.38m)

Window to the front elevation. Laminate flooring. Glazed double doors leading through to the dining room.

DINING ROOM 10'1 x 8'11 (3.07m x 2.72m)

Laminate flooring. Sliding double-glazed doors to the rear elevation providing access to the garden. Separate door opening into the kitchen.

KITCHEN 12'4 x 9'9 (3.76m x 2.97m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and 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 for an American-style fridge-freezer. Space for a single free-standing fridge-freezer if required. Integral dishwasher. Pantry-style cupboard with shelving. Window to the rear elevation overlooking the garden. Tiled floor.

UTILITY ROOM 10' x 5'8 (3.05m x 1.73m)

Matching base and wall-mounted cabinets, work surface and splash-back. Stainless-steel single drainer sink unit. Space and plumbing for washing machine. Space for tumble dryer. Wall-mounted gas boiler concealed by a matching cabinet. Tiled floor. Window to the side elevation. Partly-glazed door leading to the garden.

DOWNSTAIRS CLOAKROOM/WC 5'8 x 3'6 (1.73m x 1.07m)

Fitted with a wc and corner-style pedestal basin with a tiled splash-back. Tiled floor. Obscured window to the side elevation.

STUDY 9' x 8'2 (2.74m x 2.49m)

Currently used as a ground floor fifth bedroom. Window to the front elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch with a pull-down loft ladder.

BEDROOM ONE 17'11 max width x 12'2 into alcove (5.46m max width x 3.71m into alcove)

A spacious double bedroom with 2 windows to front elevation. Built-in wardrobes. Bi-folding doors opening to a cupboard with shelving. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'6 x 5'1 (2.29m x 1.55m)

Comprising an enclosed tiled shower, pedestal basin and wc. Partly-tiled walls. Tiled floor. Obscured window to the front elevation.

BEDROOM TWO 13' max x 8'7 (3.96m max x 2.62m)

Window to the rear elevation.

BEDROOM THREE 9'10 x 8'9 (3.00m x 2.67m)

Window to the rear elevation.

BEDROOM FOUR 8'8 x 7'7 (2.64m x 2.31m)

Window to the rear elevation.

FAMILY BATHROOM 8'5 x 7'8 (2.57m x 2.34m)

Comprising a bath with a mixer tap shower system over and shower screen, pedestal basin with a mirror over and wc. Cupboard with a slatted shelf and housing the Megafo hot water cylinder. Partly-tiled walls. Obscured window to the side elevation.

GARAGE 18'1 x 8'11 (5.51m x 2.72m)

Up-&-over door to the front elevation. Pitched roof providing over-head storage. Power.

OUTSIDE

A driveway precedes the garage providing off-road parking. The rear garden is laid to lawn together with a paved patio area. The front garden is enclosed by a beech hedge and is also laid to lawn. A pathway leads to the main front entrance which has a pitched canopy over the front door.

COUNCIL TAX

Plymouth City Council
Council tax band E

SERVICES

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

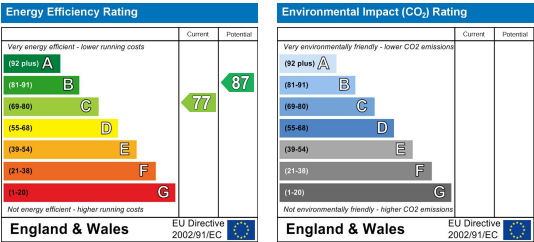
Area Map



Floor Plans



Energy Efficiency Graph



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