



## 19 Reddicliff Close

Plymstock, Plymouth, PL9 9QJ

£375,000



Detached house in a lovely position with beautiful gardens & views. The accommodation briefly comprises an entrance hall, open-plan lounge/dining room, conservatory, kitchen/breakfast room & ground floor 4th bedroom with an ensuite shower room. On the first floor there are 3 bedrooms, bathroom & separate wc. There are gardens to the front & rear together with a brick-paved driveway. Double-glazing & central heating. Being sold with no onward chain.





REDDICLIFF CLOSE, PLYMSTOCK, PL9 9QJ

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE PORCH

Sliding double-glazed doors open into an entrance porch leading to the front door.

ENTRANCE HALL 7' x 5'1 (2.13m x 1.55m)

Doors providing access to the ground floor accommodation. Stairs rising to the first floor. Consumer unit.

LOUNGE/DINING ROOM 25'3 x 12'4 (7.70m x 3.76m)

A spacious open-plan reception room with a window with fitted blind to the front elevation. Chimney breast with an inset glass-fronted electric fire. Ample space for seating and dining. Doorway opening into the kitchen/breakfast room. Sliding double-glazed doors opening into the conservatory.

KITCHEN/BREAKFAST ROOM 12'4 x 10'10 (3.76m x 3.30m)

Range of base and wall-mounted cabinets with natural pine fascias, work surfaces and tiled splash-backs. Ample space for breakfast table and chairs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in Bosch dual oven and grill. Separate Rangemaster 5-burner gas hob with a cooker hood above. Space for washing machine and tumble dryer beneath the work surface. Space for further free-standing appliances, such as a fridge-freezer. Recessed pantry-style cupboard with shelving. Inset ceiling spotlights. Over-head skylight. Window to the rear elevation. Glazed door overlooking the garden and leading to outside.

CONSERVATORY 14'6 x 7'8 (4.42m x 2.34m)

Glazed to 3 sides beneath a glazed roof. Fitted blinds. Sliding doors leading to outside. Lovely views over the garden towards woodland.

BEDROOM FOUR 11'10 x 8'8 (3.61m x 2.64m)

Window with fitted blind to the front elevation. Loft hatch. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 8'5 x 3'11 (2.57m x 1.19m)

Comprising a double-sized enclosed tiled shower with a built-in shower system, basin with a cupboard beneath and wc. Electric heated towel rail. Wall-mounted gas boiler. Partly-tiled walls. Inset ceiling spotlights.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Recessed cupboard with slatted shelving.

BEDROOM ONE 14'5 to wardrobe rear x 8'11 (4.39m to wardrobe rear x 2.72m)

Window with a fitted blind to the front elevation with lovely views. Built-in wardrobes with sliding doors.

BEDROOM TWO 10'7 x 8' (3.23m x 2.44m)

Window with a fitted blind to the rear elevation with lovely views over the garden.

BEDROOM THREE 8'6 x 6'6 (2.59m x 1.98m)

Window with fitted blind to the front elevation with lovely views.

BATHROOM 5'5 x 4'7 (1.65m x 1.40m)

Comprising a bath with a mixer tap shower over and pedestal basin. Chrome towel rail/radiator. Fully-tiled walls.

SEPARATE WC

Fitted with a wc. Cupboard with shelving. Fully-tiled walls. Obscured window to the side elevation.

OUTSIDE

To the front is a brick-paved driveway providing off-road parking. Beside the drive there is an area of garden laid to lawn. Pathways lead around both side elevations accessing the rear garden. The rear garden extends in a southerly direction and backs onto woodland. The garden is laid to lawn together with beautifully-kept shrub and flower beds. There are 3 plastic sheds and 1 timber shed and adjacent to the property is a paved patio area.

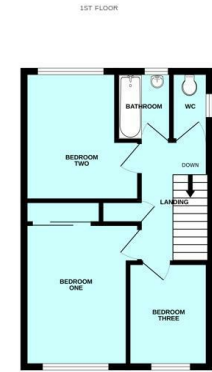
COUNCIL TAX

Plymouth City Council  
Council tax band D

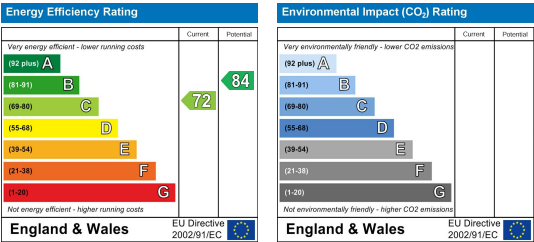
Area Map



Floor Plans



Energy Efficiency Graph



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