Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



52 Pomphlett Close

Plymstock, Plymouth, PL9 7QU

Offers Over £325,000

4 | 2 | 2 | D

A spacious semi-detached house, which has been extended, with plentiful off-road parking, a brick-paved driveway and garage. There is a generous garden to the rear. The accommodation briefly comprises an entrance porch and hallway, dual aspect lounge, separate dining room with open-plan access through into an extended kitchen. There is a ground floor bathroom, 4 bedrooms on the first floor together with a first floor wc for convenience and a master ensuite shower room. The property has double-glazing and central heating.







POMPHLETT CLOSE, PLYMSTOCK, PL9 7QU

ACCOMMODATION
Front door opening into the porch.

PORCH 6'1 x 2'7 (1.85m x 0.79m)
Further doorway leading to the hallway.

HALLWAY 8'5 x 4' max width (2.57m x 1.22m max width)
Providing access to the ground floor accommodation. Staircase leading to the top floor. Over-head cupboard housing the electric meter and consumer unit. Window to the front elevation.

LOUNGE 17'7 x 11' (5.36m x 3.35m)
Chimney breast with alcoves either side with integral lighting. French doors to the rear elevation. Full-height window to the front elevation.

DINING ROOM 12'4 x 10'7 max dimensions (3.76m x 3.23m max dimensions)
Ample space for dining table and chairs. Under-stairs storage cupboard. Fitted laminate flooring. Window to the side elevation. Archway providing open-plan access through to the kitchen.

KITCHEN 14'3 x 12' (4.34m x 3.66m)
Fitted with a range of base and wall-mounted cabinets together with a matching island finished with hard wood work surfaces. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill with a 4-burner gas hob with a cooker hood above. Space for free-standing fridge-freezer. Space for a washing machine, dishwasher and tumble dryer. Wall-mounted Worcester gas boiler. Tiled floor. 2 windows to the rear elevation overlooking the garden. Obscured glazed door to the side elevation leading to outside.

BATHROOM 6'4 x 5'10 (1.93m x 1.78m)
Comprising a bath with a tiled area surround, shower over, wall-mounted controls and a fixed glass screen, wc and a basin with a cupboard beneath. Chrome towel rail/radiator. Tiled floor. Obscured window to the front elevation.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft hatch providing access to the partially-boarded loft, which has a velux-style window providing natural light and lighting.

BEDROOM ONE 14'3 x 8'5 (4.34m x 2.57m)
Situated to the rear, with a window to the rear elevation providing views over the garden and beyond. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 9'6 x 2'1 (2.90m x 0.64m)
Comprising an enclosed tiled shower, basin with a cupboard beneath and wc. Towel rail/radiator. Matching tiled floor.

BEDROOM TWO 15'1 x 9'3 (4.60m x 2.82m)
Window to the front elevation.

BEDROOM THREE 14'3 to the wardrobe rear x 8'6 (4.34m to the wardrobe rear x 2.59m)
Window to the front elevation. Fitted wardrobe with sliding mirrored doors.

BEDROOM FOUR 8'7 x 7'11 (2.62m x 2.41m)
Window to the rear elevation with views over the garden and beyond.

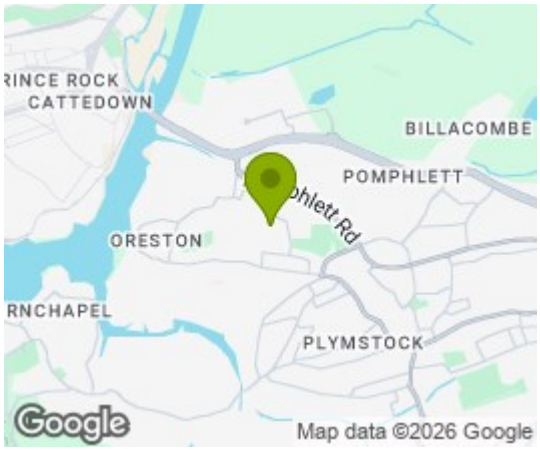
FIRST FLOOR WC 9'3 x 2'3 (2.82m x 0.69m)
Fitted with a wc and a basin with a tiled surround. Chrome towel rail/radiator. Tiled floor.

GARAGE 15'9 x 8'2 (4.80m x 2.49m)
Up-&-over style door to the front elevation. Side access door. Power.

OUTSIDE
The property is approached via a brick-paved driveway, which runs alongside the house leading to the garage. There is an area to the front laid to chippings providing further off-road parking. The rear garden is mainly laid to lawn together with a patio area laid adjacent to the property. There is a greenhouse and mature shrubs.

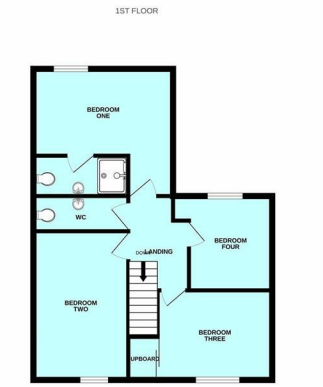
COUNCIL TAX
Plymouth City Council
Council tax band B

Area Map

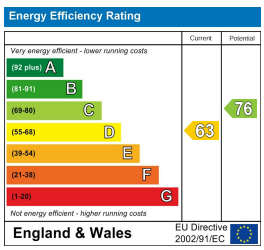


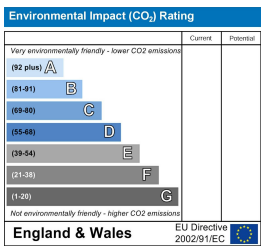
Floor Plans





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752 401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk