



11 Holly Park Close

Tamerton Foliot, Plymouth, PL5 4JY

£325,000



Wimpey Quality Homes built 3-bedroom semi-detached property located close to the end of a cul-de-sac in a popular desirable location. The accommodation briefly comprises a hallway, good-sized lounge, spacious modern fitted kitchen/dining room with integrated appliances, 3 bedrooms & bathroom. Externally there are gardens to the front, rear & a garage with a useful utility & an outside wc. The property benefits from double-glazing & central heating.



HOLLY PARK CLOSE, TAMERTION FOLIOT, PL5 4JY

SUMMARY

Semi-detached house built 1986 by Wimpey Quality Homes of timber-framed construction. Owned from new, maintained & looked after over the years. This property has been professionally renovated about 6 years ago with re-plastered ceilings, new skirting boards, door architraves, decoration & floor coverings, new kitchen fittings, integrate appliances & a new bathroom. Biasi gas-fired boiler servicing the central heating & domestic hot water, annually serviced.

Excellent parking facilities on the long drive, which gives access to a large garage, useful utility room & separate wc. To the rear, there is a beautiful landscaped enclosed garden with a wide and deep patio, established shrub border & a long lawn which enjoys day long sunshine with fencing to the boundaries.

LOCATION

Found close to the end of the cul-de-sac of Holly Park Close in this desirable and sought-after location. With an outlook across the Creek towards woodland & farmland, looking in a westerly direction down Tamerton Creek towards the River Tamar estuary in the distance.

With a good variety of local services & amenities found close by including those lying within walking distance in Tamerton Foliot village where there is a choice of 3 pubs, church, various shops & bus services nearby.

Convenient access into the city & close-by connection to major routes in other directions.

ACCOMMODATION

GROUND FLOOR HALL 6'2 x 4'4 (1.88m x 1.32m)

Staircase rising to the first floor. Access to an under-stairs storage cupboard from the lounge.

LOUNGE 13'2 x 12'6 max (4.01m x 3.81m max)

2 windows to the front elevation providing far-reaching views. Wide archway opening into the kitchen/dining room.

KITCHEN/DINING ROOM 15'7 x 10'11 (4.75m x 3.33m)

A modern fitted integrated kitchen/dining room with a window and sliding patio door overlooking & opening to the landscaped rear garden. Quality-fitted kitchen with Lamona integrated appliances including dishwasher, 4-ring electric hob with an extractor hood over & an electric oven under, separate fridge & freezer. Larder.

FIRST FLOOR LANDING

Window to the side elevation. Airing cupboard housing the Biasi gas-fired boiler servicing the central heating & domestic hot water.

BEDROOM ONE 12'10 x 8'11 max (3.91m x 2.72m max)

Built-in wardrobe.

BEDROOM TWO 9'2 x 9'1 (2.79m x 2.77m)

Window to the rear elevation overlooking the garden. Built-in wardrobe.

BEDROOM THREE 9'6 x 6'6 max (2.90m x 1.98m max)

Window to the front elevation with long views. Built-in over-stairs storage cupboard.

BATHROOM 6'3 x 6'1 (1.91m x 1.85m)

Quality modern white suite comprising bath with Mira Sprint electrically-heated shower over, wash-hand basin & a close coupled wc. Window to the rear elevation.

OUTSIDE

To the front there is parking on the long front drive & a long lawned front garden. There is a generous-sized garage to the side with gas & electric meters & access into the useful utility room. To the rear there is a delightful enclosed landscaped garden with a wide paved patio & a lawned garden beyond. Timber overlap fencing to the boundaries.

GARAGE 19'10 x 9'5 (6.05m x 2.87m)

UTILITY ROOM 9'6 x 9'5 max (l-shaped) (2.90m x 2.87m max (l-shaped))

Sink. Window & door to the rear garden. Access to the wc.

OUTSIDE WC 6'11 x 2'11 (2.11m x 0.89m)

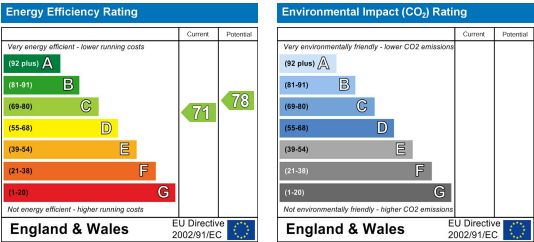
Area Map



Floor Plans



Energy Efficiency Graph



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