Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

7 Efford Crescent

Higher Compton, Plymouth, PL3 6NH

Guide Price £425,000

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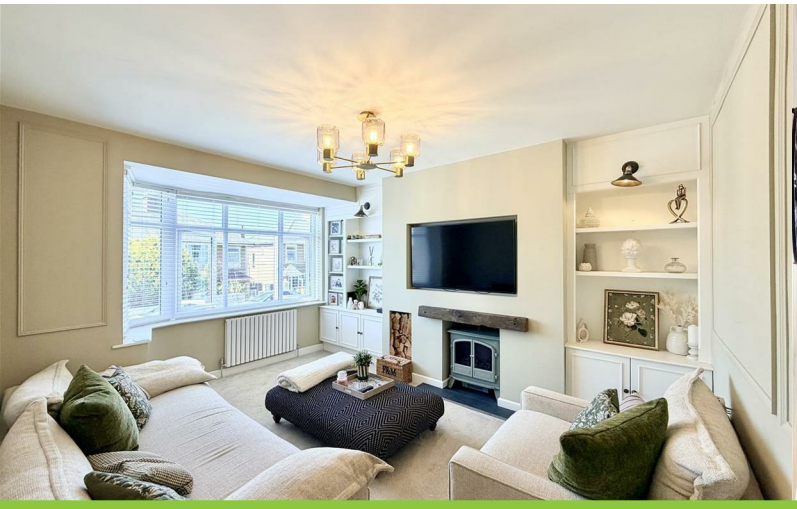

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EFFORD CRESCENT, HIGHER COMPTON, PLYMOUTH, PL3 6NH

GUIDE PRICE £425,000 - £450,000

SUMMARY

A superbly presented & comprehensively upgraded 1930s semi-detached house, substantially extended & extensively refurbished by the current owners over the last 4 years. The property has undergone a major programme of improvement, including a substantial ground floor rear extension & professionally constructed loft conversion, creating a spacious, versatile & beautifully finished family home arranged over 3 floors.

The standard of finish throughout is exceptional, with quality fittings, bespoke built-in furniture, a newly upgraded kitchen, beautifully appointed bathrooms, new floor coverings & redecoration throughout. The property has also benefited from new wiring & plumbing, together with new fittings throughout. Modern connectivity has been thoughtfully incorporated, with internet connection in the lounge & hard-wired connections provided to the kitchen/diner and outside bar.

A covered porch gives access to the entrance hall, which features a bespoke built-in unit incorporating wicker drawers & coat hanging pegs. There is a useful under-stairs cupboard housing the quality Vaillant boiler, installed in 2025, providing central heating & hot water.

The generous front-facing lounge provides a comfortable principal reception room & features a stove, creating an attractive focal point.

The heart of the home is the impressive 23' x 18' L-shaped open-plan kitchen/dining room & snug, providing a superb space for family living & entertaining. The beautifully fitted kitchen incorporates a comprehensive range of integrated appliances, including 3 ovens with combination oven, dishwasher, 5 ring induction hob with extractor hood over & a breakfast island incorporating a wine cooler. The dining area provides ample space for a large family dining table, whilst the adjoining snug benefits from substantial bi-fold doors opening directly onto the rear patio and garden.

A particularly useful utility room provides space for 3 appliances, together with a sink, dedicated dog shower & space for a dog bed. A separate downstairs WC completes the ground floor accommodation.

The upper 2 floors provide 4 bedrooms, 3 of which benefit from bespoke built-in bedroom furniture. The well-appointed family bathroom comprises a bath with dual shower & screen, WC & wash hand basin.

The impressive master suite provides a generous double bedroom, walk-through fitted wardrobe & spacious en-suite bathroom, fitted with an elegant oval bath, WC & wash hand basin.

Outside, the property continues to impress. To the front is a private resin-finished parking area with raised flower borders, providing useful off-road parking whilst maintaining an attractive approach.

The long rear garden has been thoughtfully landscaped and designed with entertaining & family enjoyment in mind. Immediately adjoining the house is a private patio & seating area, leading through the garden past lawn & a natural wild garden area to a further substantial patio with a purpose-built BBQ station.

A particularly impressive covered outdoor entertaining area provides an extensive porcelain-paved seating space, incorporating raised flower planters, a built-in table & a Blumfeldt electric heater. Adjacent is the substantial purpose-built bar, complete with built-in table, bench seating, power & lighting, together with space for fridges. The result is an exceptional outdoor entertaining area that can be enjoyed throughout much of the year.

This is a superbly finished & thoughtfully designed home, combining the character and proportions of a 1930s property with a comprehensive range of modern improvements & contemporary family living space. The quality, attention to detail & extent of the works can only be fully appreciated by an internal inspection.

LOCATION

The property is situated within the highly popular Higher Compton district, which provides a good range of local services & amenities, together with a choice of popular local schools. There is convenient access into the city centre & surrounding areas, whilst the nearby A38 provides an excellent connection to the wider road network.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

PORCH

5'9 x 4'7 (1.75m x 1.40m)

Door to:

HALL

14'4 x 5'6 overall (4.37m x 1.68m overall)

LOUNGE

15'1 x 12'7 maximum (4.60m x 3.84m maximum)

KITCHEN/DINING ROOM/SNUG

22'9 x 17'11 maximum (6.93m x 5.46m maximum)

"L-shaped". Quality fitted & integrated kitchen with a window to the side. Integrated dishwasher. 1.5 bowl sink unit. 2 ovens including a combination microwave/oven. Pantry cupboard with power. Bin store. Island with wine cooler & 5 ring variable sized induction hob. Snug area. Large double-glazed roof light. Bi-fold doors overlooking & opening to the rear.

UTILITY ROOM

8'5 x 7'2 (2.57m x 2.18m)

3 spaces for white goods. Sink. Storage cupboards. Dog shower with space for dog bed under.

WC

Wc. Wall-mounted wash-hand basin.

FIRST FLOOR

LANDING

Window to the side.

BEDROOM TWO
15'8 x 10'4 maximum (4.78m x 3.15m maximum)
Bay window to the front with built-in unit & shelves. Built-in wardrobe.

BEDROOM THREE
12'10 x 11'6 (3.91m x 3.51m)
Chimney breast with fitted furniture to either side creating shelving, hanging space & a work desk.

BEDROOM FOUR
7'1 x 6'3 (2.16m x 1.91m)
Window to the front.

BATHROOM
8'2 x 6'3 (2.49m x 1.91m)
Window to the rear. Quality suite with wc, wash-hand basin, glazed shower screen, mixer tap incorporating hand-held shower & bath with overhead douche spray.

SECOND FLOOR

LANDING
Door into:

MASTER BEDROOM
12'7 x 9'10 (3.84m x 3.00m)
2 velux style double-glazed windows. Built-in dressing table. Access hatch to eaves storage area. Doorway to:

DRESSING ROOM
10'5 x 8'3 (3.18m x 2.51m)
Cupboards with hanging rails, drawers & shelves. This room could potentially be remodelled to provide a 5th bedroom. Doorway into:

EN-SUITE
8'3 x 7' (2.51m x 2.13m)
Suite comprises oval bath, wc, wash-hand basin & large walk-in shower with hand-held mixer & overhead douche spray.

EXTERNALLY
At the front, a resin covered parking space. Raised flower planters. Steps leading to the front door. Shared drive leads to the back. Rear garden laid out with delightful patio area next to the property, enjoying good privacy. Steps leading to main garden. Lawned area. Wild garden area. Extensive porcelain paved patio. 1 side is a purpose built BBQ. Patio into:

OUTSIDE ENTERTAINMENT AREA
17' x 12'6 (5.18m x 3.81m)
Porcelain paved. Built-in raised planters. Table. Blumfeldt Electric heater. Patio style door into:

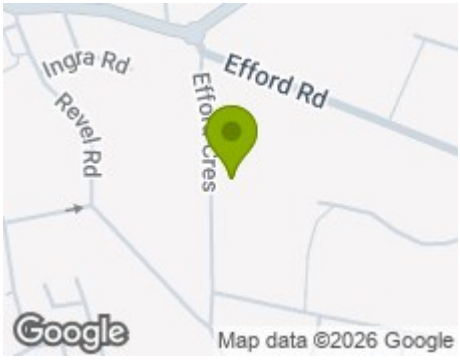
BAR
16'4 x 9'6 (4.98m x 2.90m)
Built-in bench. Seating table. Stools. Power & lighting. Space for drinks cooler & fridge.

CARPORT
15'5 x 8'1 (4.70m x 2.46m)

COUNCIL TAX
Plymouth City Council
Council Tax Band: C

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

Road Map



Hybrid Map

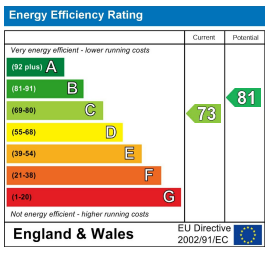
Terrain Map

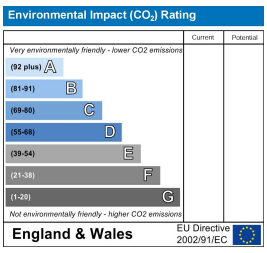
Floor Plan

Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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10 - 12 Eggbuckland Road, Plymouth, Devon, PL3 5HE
Tel: 01752 664125 | Email: plymouth@julianmarks.co.uk | www.julianmarks.co.uk