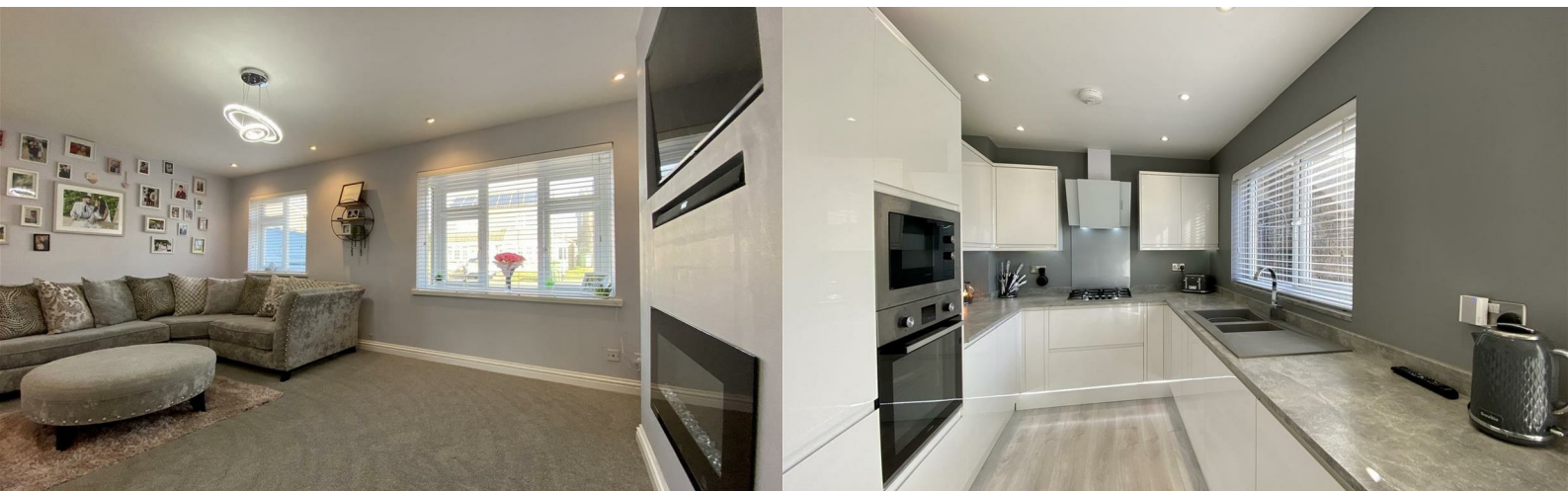




25 Colston Close

Roborough, Plymouth, PL6 6AY

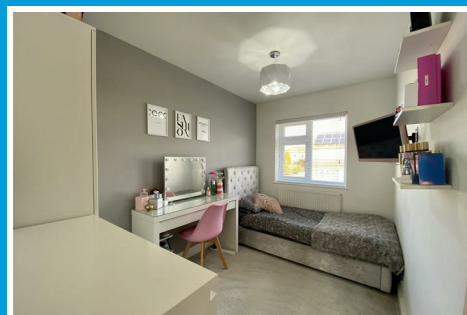
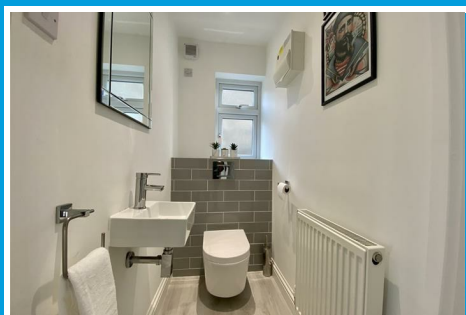
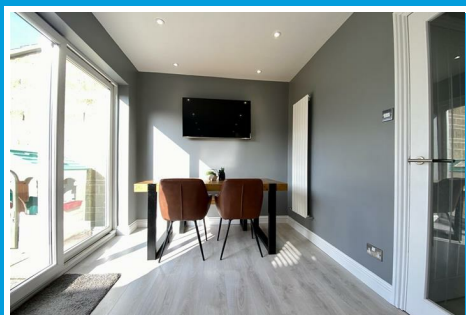
Offers Over £330,000



25 Colston Close

Roborough, Plymouth, PL6 6AY

Offers Over £330,000



COLSTON CLOSE, ROBOROUGH, PLYMOUTH, PL6 6AY

ACCOMMODATION

uPVC double-glazed door opens up into the entrance hall.

ENTRANCE HALL

L-shaped area with doors leading off through to the lounge, cloakroom, under-stairs storage cupboard & a wooden door with glazed panel which opens up into the open-plan kitchen/diner. Grey wood effect laminate flooring. Footwell. Contemporary graphite wall mounted upright radiator.

CLOAKROOM

5'10" x 3'2" (1.79 x 0.98)

Matching suite of close coupled wc with hidden cistern. Wall mounted wash hand basin. Obscured uPVC double-glazed window to the side. Extractor fan. Ceiling spotlights. Grey laminate wood flooring.

LOUNGE

18'6" x 11'3" (5.65 x 3.43)

Twin uPVC double-glazed windows to the front, one with a deep sill. Media wall with position for a sound bar, television & contemporary electric fan fire. Ceiling spotlights.

KITCHEN

18'6" x 7'11" (5.65 x 2.43)

Attractive modern kitchen with matching base & wall mounted high gloss units incorporating

integrated oven & microwave, upright fridge/freezer, washing machine & dishwasher. Roll edge laminate work surface has inset four ring gas hob with a contemporary extractor fan & 1.5 bowl sink unit with a mixer tap. Matching up stands & windowsill. Ceiling spotlights. uPVC double-glazed to the rear overlooking the garden. Ample space for a dining table. Wall mounted contemporary upright radiator. Grey laminate wood effect flooring. Sliding uPVC double-glazed door which opens out onto the rear garden.

FIRST FLOOR LANDING

Access hatch to roof void. Doors leading off through to the bedrooms & bathroom.

BEDROOM ONE

11'4" x 9'2" (3.46 x 2.8)

To include fitted wardrobes running along one wall with shelving & hanging rail. uPVC double-glazed window to the front.

BEDROOM TWO

11'3" x 7'1" plus door access (3.45 x 2.18 plus door access)

uPVC double-glazed window to the front.

BEDROOM THREE

9'1" x 8'0" (2.77 x 2.45)

uPVC double-glazed window to the rear overlooking the garden.

BEDROOM FOUR

9'2" x 8'0" max (2.81 x 2.46 max)

uPVC double-glazed to the rear overlooking the garden.

BATHROOM

7'3" x 6'0" (2.21 x 1.83)

Attractive modern suite of panelled bath with fitted shower over, dual shower heads both rainfall & handheld, close coupled wc, wall mounted wash hand basin inset into white high gloss vanity storage cupboard below with a tiled splash-back. Part-tiled walls. Gold effect heated towel rail. Ceiling spotlights. Extractor fan. Obscured uPVC double-glazed window to the side. Wall mounted mirror with fitted light, heated to be steam proof.

OUTSIDE

The property is approached via a tarmac drive allowing off-road parking for 4 vehicles to the fore of the property & garage. Outside tap.

GARAGE

16'1" x 11'0" (4.92 x 3.37)

Up & over door. Light & power available. Wrought iron gate which opens up into the rear garden.

GARDEN

To the rear an enclosed south facing rear garden with a large paved patio area & a main section of lawn. Boundaries are wood panelled fencing. Courtesy uPVC double-glazed door which opens into the side of the garage.

COUNCIL TAX

Plymouth City Council

Council Tax Band: D

SERVICES

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



Road Map



Hybrid Map

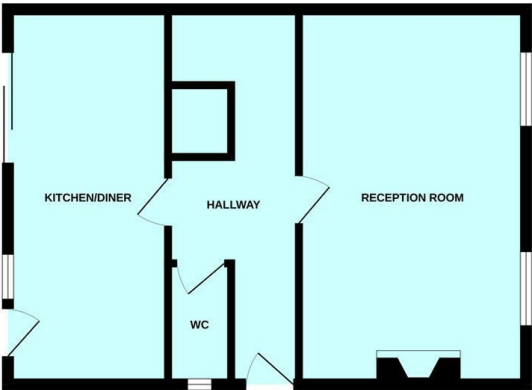


Terrain Map

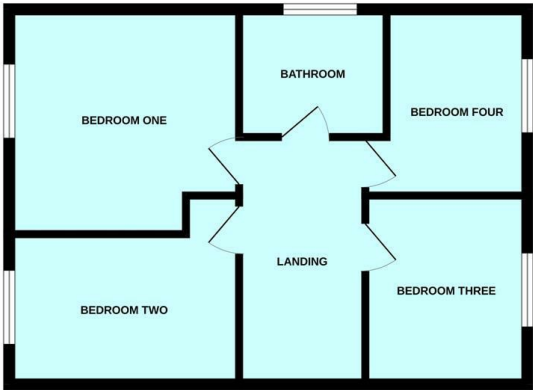


Floor Plan

GROUND FLOOR



1ST FLOOR

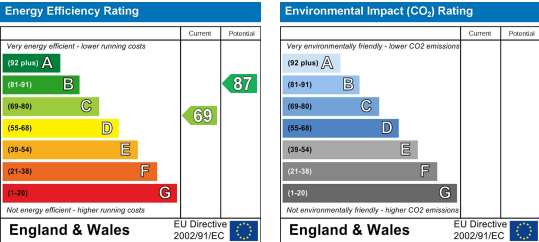


Made with Metropix ©2025

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



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