



43 Hollycroft Road

Higher Compton, Plymouth, PL3 6PR

£325,000



Located within Higher Compton, a popular residential area, this well presented semi-detached family home is being sold with no onward chain. The accommodation comprises an entrance hall, lounge, dining room & kitchen on the ground floor. There are 3 bedrooms & a family bathroom on the first floor. There is a well kept front & enclosed rear garden, perfect for entertaining in.



HOLLYCROFT ROAD, HIGHER COMPTON, PLYMOUTH, PL3 6PR

ACCOMMODATION

Entrance via an obscured uPVC double-glazed door with obscured double-glazed window to one side, which opens into the entrance hall.

ENTRANCE HALL 11'5" x 5'10" (3.48m x 1.8m)

Staircase rising to the first floor landing. Under-stairs storage cupboard. Doors leading to the lounge & kitchen.

LOUNGE 14'7" x 11'3" maximum (4.47m x 3.45m maximum)

Feature fireplace with stone hearth mantle & surround, living flame gas fire. uPVC double-glazed window to the front. Curved arch opens into the dining room.

DINING ROOM 9'9" x 10'11" (2.99m x 3.35m)

Ample space for a table with sliding uPVC double-glazed door which opens out to the rear garden.

KITCHEN 11'5" x 7'3" (3.49m x 2.23m)

Attractive matching base & wall mounted units to include a fitted twin oven & integrated microwave. Spaces concealed in units for an upright fridge/freezer, dishwasher & washing machine. Roll edge laminate work surfaces have inset 4 ring hob & 1.5 bowl sink unit with mixer tap. Tiled splash-back. Wall mounted Valliant boiler concealed in unit. uPVC double-glazed window to the side. uPVC double-glazed window to the rear. uPVC double-glazed door opens out to the rear garden.

FIRST FLOOR LANDING 8'5" x 7'9" (2.59m x 2.37m)

Access hatch to roof void. Doors leading to the bedrooms, bathroom & airing cupboard which is part-shelved, houses a hot water cylinder.

BEDROOM ONE 13'10" x 10'7" (4.23m x 3.24m)

uPVC double-glazed window to the front. To include an array of fitted bedroom furniture with 3 wardrobes, bedside cabinets, chest of drawers & vanity desk.

BEDROOM TWO 9'6" x 9'5" plus wardrobes (2.9m x 2.88m plus wardrobes)

Fitted wardrobes running along one wall with hanging rail, shelving with mirrored doors. Fitted storage units to another wall incorporating a study desk.

BEDROOM THREE 10'7" x 6'7" maximum (3.23m x 2.03m maximum)

Door to a storage cupboard above where the stairwell rises with shelving & hanging rail. uPVC double-glazed window to the front.

BATHROOM 7'9" x 6'3" (2.37m x 1.92m)

Matching suite of panelled bath with electric Tritan shower over, pedestal wash hand basin & close coupled wc. Tiled walls. Wood effect laminate flooring. Two obscured uPVC double-glazed windows to the rear. Heated towel rail.

OUTSIDE

The property is approached via a brick paved drive which allows off-road parking to the fore of the single garage. A couple of steps lead down to a path leading to the front door. A gate gives access to the rear garden. The main front garden is laid to a rockery with an array of inset shrubs & plants. To the rear a well kept garden which has a composite decked seating area & further paved patio to the side. A couple of steps lead down to the main garden which is laid to lawn. A drystone wall to the rear. An array of inset shrubs & plants dispersed through the garden.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

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

Area Map



Floor Plans

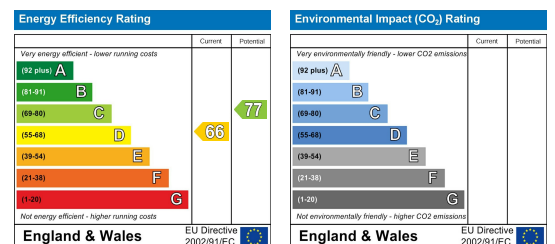
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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