Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



6 Campion Close

Plympton, Plymouth, PL7 2WT

£375,000

4 2 1 C

We are delighted to offer this beautifully presented, extended family home located in the Chaddlewood area of Plympton. This stylish property features modern decor throughout & the accommodation briefly comprises a spacious lounge, contemporary kitchen/diner, conservatory/utility room & handy cloakroom. Upstairs there are 3 double bedrooms & a single room - currently used as a dressing room, together with a principal ensuite & family shower room. Outside the property benefits from a sunny low-maintenance rear garden, a garage & off-road parking for 3 cars. A viewing is highly recommended.







CAMPION CLOSE, PLYMPTON, PLYM|OUTH PL7 2WT

ACCOMMODATION

uPVC double-glazed door, with obscured glass, opening into the entrance hallway.

ENTRANCE HALLWAY 12'3" x 3'3" (3.74 x 1.01)

Doors leading to the cloakroom and lounge. Stairs ascending to the first floor. Built-in storage cupboards. Contemporary decorative wooden panelling to the walls.

CLOAKROOM 5'5" x 3'2" (1.67 x 0.97)

Close-coupled wc and wall-hung corner sink with mixer tap. Chrome heated towel radiator. Obscured uPVC window to the front elevation.

LOUNGE 11'10" x 15'3" (3.62 x 4.65)

Door leading to the kitchen/diner. Under-stairs storage cupboard. Feature fireplace with a tiled hearth and floating oak mantel. Contemporary panelled feature wall. uPVC double-glazed window with modern shutter blinds to the front elevation.

KITCHEN/DINER 14'7" x 10'0" (4.47 x 3.07)

uPVC double-glazed French doors leading into the conservatory/utility. uPVC double-glazed window facing into the conservatory - both with modern shutter blinds. Base and wall-mounted high-gloss units. Integrated Neff 'hide-&-slide' double oven and microwave oven, dishwasher and fridge. Stone-effect square-edged compact laminate worktop with an inset Neff 5-ring induction hob and a concealed Neff extractor hood over. Inset one-&-a-half stainless-steel macerating sink with mixer tap which also provides instant boiling water.

CONSERVATORY/UTILITY ROOM 13'9" x 5'6" (4.2 x 1.69)

Fully double-glazed windows to the front and side elevations, with uPVC double-glazed sliding patio doors to the side and rear. At one end there are base units with space for a concealed washing machine and tumble dryer. Square-edged wooden worktop with inset stainless-steel sink unit and a mixer tap with a coiled, retractable tap over.

FIRST FLOOR LANDING 10'5" x 6'0" (3.2 x 1.85)

Doors providing access to the first floor accommodation. Full-length storage cupboard and an over-stairs storage cupboard. Hatch providing access to the loft space.

BEDROOM ONE 12'9" x 7'9" (3.89 x 2.38)

uPVC double-glazed window to the rear elevation with modern shutter blinds. Door to the ensuite shower room.

ENSUITE

Walk-in shower cubicle with mains-fed shower and dual monsoon head, wall-hung sink with mixer tap and close-coupled wc. Chrome heated towel radiator.

BEDROOM TWO 12'2" x 8'1" (3.73 x 2.47)

Built-in wardrobe. uPVC double-glazed window to the rear elevation with modern shutter blinds.

BEDROOM THREE 10'10" x 8'5" (3.32 x 2.58)

uPVC double-glazed window to the front elevation with modern shutter blinds.

BEDROOM FOUR 9'1" x 6'5" (2.78 x 1.98)

Currently used as a dressing room. uPVC double-glazed window to the rear elevation with modern shutter blinds.

FAMILY SHOWER ROOM 5'11" x 5'4" (1.82 x 1.65)

Curved corner shower cubicle with a mains dual-head shower including a monsoon head, vanity handbasin with mixer tap and high-gloss storage unit below and close-coupled wc. Heated towel radiator. Obscured uPVC double-glazed window to the front elevation with modern shutter blinds.

OUTSIDE

The property is approached via a tarmac, brick-paved driveway which provides parking for 3 vehicles. To the rear the garden is south-facing and fully-enclosed with areas laid to artificial grass and an area of patio. There is a wooden pergola and space for a garden shed.

GARAGE 16'7" x 8'2" (5.06 x 2.49)

Electric roller door. Power and lighting. Wall-mounted boiler. Mezzanine storage. uPVC double-glazed sliding doors leading to the rear 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.

WHAT3WORDS

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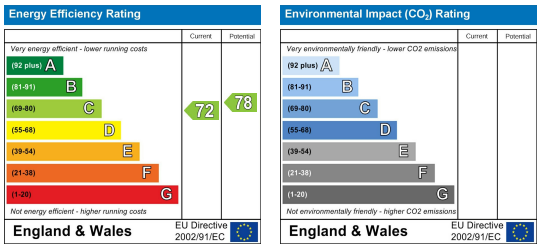
Area Map



Floor Plans



Energy Efficiency Graph



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