



Asking Price Offers Over £280,000

Novahomes are delighted to bring to the market this beautifully presented semi-detached family home located within the sought after Redwood Heights development. The accommodation to the ground floor comprises entrance hallway, downstairs cloakroom, high gloss fitted kitchen with integrated appliances, spacious lounge with French doors opening onto the recently landscaped south facing garden. Upstairs there are three bedrooms with master en suite and a family bathroom. Constructed in 2017 the property is completed to a high specification, fitted with gas central heating and double glazing throughout.

Parking is provided by way of two allocated spaces located outside the front of the property.

Novahomes highly recommend an early viewing to fully appreciate what this property has to offer.

novahomes

Established 2008



01752 206040



sales@novahomes.co.uk



www.novahomes.co.uk

Spindle Crescent, Plympton, PL7 2JH

Ground Floor

Entrance Hall

Built in storage cupboard, radiator, laminate flooring, stairs rising to the first floor landing, door to:

Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin, low-level WC and extractor fan, radiator.

Kitchen/Breakfast Room

3.58m (11' 9") x 2.36m (7' 9")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer, dishwasher and washing machine, built-in electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to the front, radiator, laminate flooring, recessed ceiling spotlights.

Lounge/Diner

4.46m (14' 8") max x 4.27m (14')

Two radiators, laminate flooring, recessed ceiling spotlights, uPVC double glazed French double doors opening onto the south facing rear garden, built in storage cupboard.

First Floor

Landing

Built in storage cupboard, access to loft space, door to:

Bedroom 1

3.50m (11' 6") x 2.44m (8')

UPVC double glazed window to the rear, radiator, built in double wardrobe

En-Suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted electric shower above and folding glass screen, pedestal wash hand basin, low-level WC, extractor fan, radiator.

Bedroom 2

2.96m (9' 9") x 2.44m (8')

UPVC double glazed window to the front, radiator.

Bedroom 3

2.55m (8' 5") x 1.92m (6' 4")

UPVC double glazed window to the rear, radiator,

Bathroom

Fitted with three piece suite with panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, uPVC obscure double glazed window to the front, double radiator.

Outside

Front

Outdoor tap, side gate access to rear garden, external wall light,

Rear

At the rear of the property there lies a recently landscaped enclosed south facing garden with a delightful patio area enclosed glass and oak balustrade leading through an arbour onto a lawned garden with another paved patio area and summer house to the side.

Parking

Parking is provided by way of two allocated spaces directly outside the front of the property.



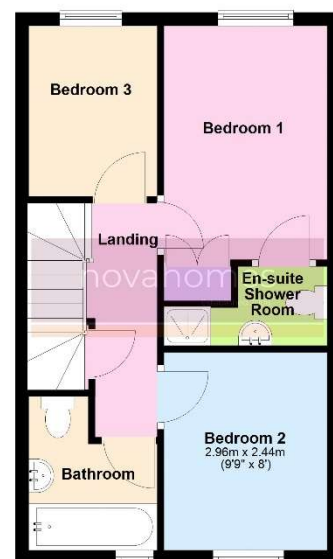




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B		
(69-80) C		
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

