



Asking Price £270,000

This lovely semi-detached family home is nestled within a private cul-de-sac in the popular and sought after area of Upper Chaddlewood. The accommodation to the ground floor comprises, entrance hallway, spacious open plan lounge/dining area and a modern kitchen. Upstairs are three bedrooms and a modern family bathroom. Further benefits include gas central heating, double glazing, a generous enclosed southwesterly facing garden, whilst off street parking is provided by a garage measuring 18' 8" to the side with additional driveway parking in front. Novahomes are delighted to bring this desirable family home to the market and an internal viewing is highly recommend to avoid disappointment.

West Park Drive, Plympton, PL7 2GZ

Ground Floor

Entrance Hall

Double radiator, laminate flooring, coving to ceiling, stairs rising to the first floor landing, door to:

Lounge/Diner

7.57m (24' 10") x 3.39m (11' 1"max)

UPVC double glazed window to the front and rear, two double radiators, coving to ceiling, under stairs storage cupboard.

Kitchen

2.69m (8' 10") x 2.11m (6' 11")

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, plumbing for automatic washing machine, space for fridge, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to the rear, uPVC double glazed door opening onto the rear garden.

First Floor

Landing

UPVC double glazed window to the side, built in over stairs airing cupboard housing the wall mounted gas combination boiler which serves the domestic hot water and central heating system, coving to ceiling, access to loft space, door to:

Bedroom 1

4.02m (13' 2") x 2.46m (8' 1")

UPVC double glazed window to the front, double radiator, coving to ceiling.

Bedroom 2

3.29m (10' 9") x 2.46m (8' 1")

UPVC double glazed window to the rear, double radiator.

Bedroom 3

2.03m (6' 8") x 1.68m (5' 6")

UPVC double glazed window to the front, double radiator.

Bathroom

Fitted with three-piece suite comprising panelled bath with electric shower above, pedestal wash hand basin and low-level WC, tiled splashbacks, shaver point, uPVC obscure double-glazed window to the rear, double radiator, coving to ceiling.

Outside:

Front

To the front of the property there is a paved area which then leads to the main entrance and at the side of the property is a driveway approaching the garage.

Rear

At the rear of the property there is a delightful southwest facing enclosed garden which is of generous proportion and is one of the main features of the property. It is fully enclosed and laid mainly to lawn with a variety of flowers, shrubs and a patio sun terrace leading off the back of the property. There is also a double glazed courtesy door which provide access to the garage.

Garage

5.70m (18' 8") x 3.70m (12' 2")

UPVC obscure double-glazed window and door to the rear, power and light connected with storage above, metal up and over door, uPVC double door to the front.

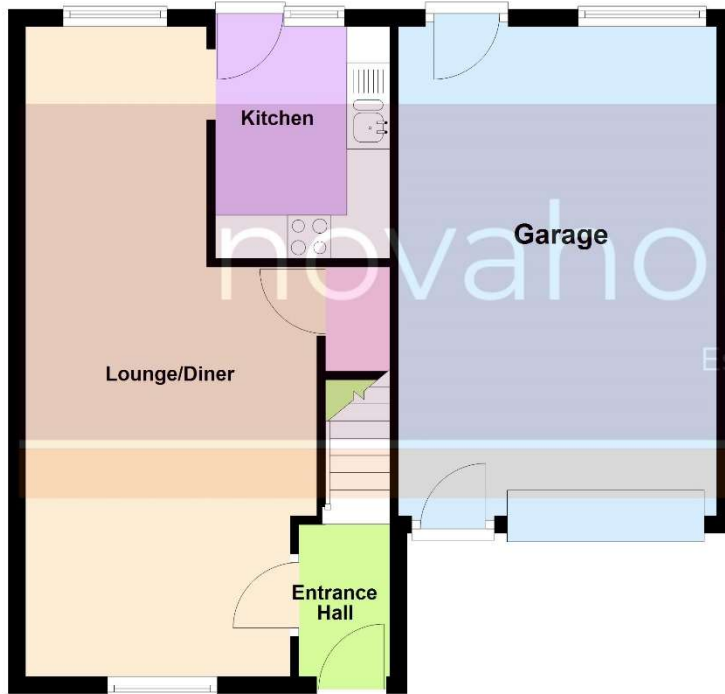
Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

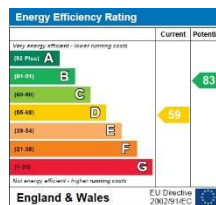
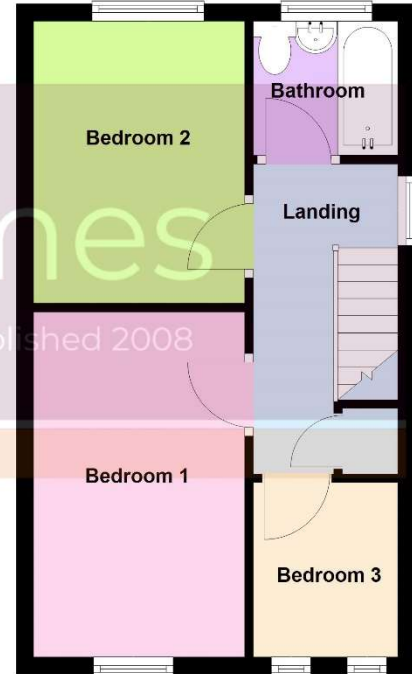




Ground Floor



First Floor



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.

