



The Knoll, Plympton, Plymouth, PL7

Offers Over: £260,000

Freehold

This impressive and dominant Stanbury build in the exceptionally popular residential area of Woodford in Plympton offers a wealth of space to any growing family, and still boasts great potential to adapt further. The property is now fit for any growing family to enjoy and has more than enough room for all. The large family home has a generous living room, leading further to a dazzling full-width kitchen / dining room at the rear which is a tremendous entertaining space as well as a separate utility room. Upstairs are three well-proportioned bedrooms with a family bathroom and separate WC. Furthermore, a loft conversion allows for two further loft rooms, both having outstanding views. Outside, the property has a shared driveway which leads to a garage at the rear, and great potential for adding a larger driveway in front of the house. The rear garden again is well suited to a family with a combination of seating areas and raised vegetable gardens. A well-insulated and quite vast garden room at the bottom of the garden truly completes the property and adds even further to this home's versatility and potential. EPC: TBC

Rooms

Entrance Porch 7' x 2'6" (2.13m x 0.76m). Double glazed door and window to front aspect, tiled flooring, door leading to entrance hall.

Entrance Hall 5'11" x 13'10" (1.8m x 4.22m). Wood flooring, double glazed window to side aspect, access to rooms on ground floor, stairs leading to first floor landing.

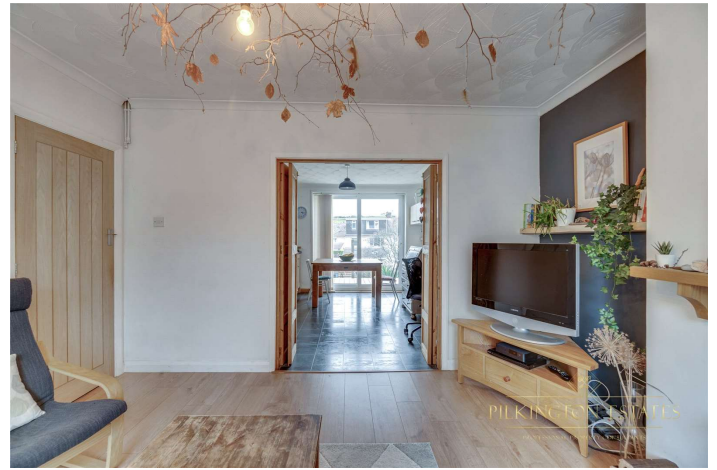
Living Room 12'6" x 13'7" (3.8m x 4.14m). Wood flooring, double glazed window to front aspect, feature wood burner, Tv Point, sliding doors providing access to kitchen / diner.

Kitchen / Dining 18'11" x 12'6" (5.77m x 3.8m). Wood flooring, double glazed sliding doors to rear aspect, fully fitted kitchen, matching wall and base units, integrated fridge / freezer, integrated dishwasher, gas oven with gas cooker and extractor fan above, stainless steel sink and draining unit, double glazed window to side aspect, access to utility room.

Utility Room 5'10" x 7'7" (1.78m x 2.3m). Wood flooring, matching wall and base unit, space for washer / dryer, double glazed window to side aspect, door leading to garden.

Landing Carpet flooring, access to family bathroom, WC and three of the five bedrooms.

Bedroom 11'6"x13'8" (3.5m x 4.17m). Wood flooring, wall mounted gas radiator, double glazed window to front aspect.





Bedroom 11'7" x 12'7" (3.53m x 3.84m). Wood flooring, wall mounted gas radiator, double glazed window to rear aspect.

Bedroom 7' x 9'11" (2.13m x 3.02m). Wood flooring, wall mounted gas radiator, double glazed window to front aspect.

Bathroom 6'11" x 5'1" (2.1m x 1.55m). Laminate flooring, wall mounted towel rail, wash hand basin with hot and cold mixer taps, bath with hot and cold mixer taps above, gas shower with glass shower screen, double glazed window to side aspect.

WC 4' x 2'7" (1.22m x 0.79m). Laminate flooring, low level WC, double glazed window to side aspect.

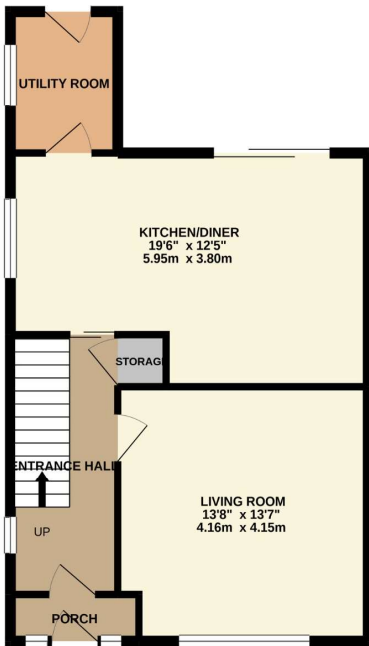
Landing Carpet flooring leading to two further bedrooms.

Bedroom 9'11" x 9'6" (3.02m x 2.9m). Carpet flooring, wall mounted gas radiator, double glazed window to rear aspect.

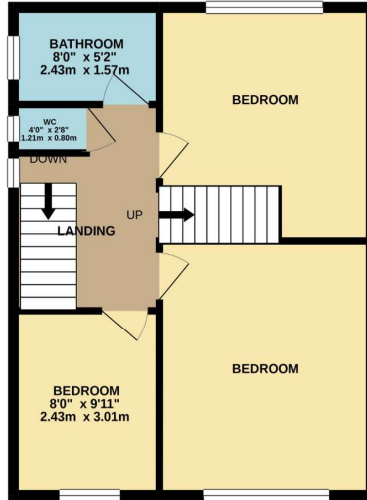
Bedroom 10' x 8'10" (3.05m x 2.7m). Carpet flooring, wall mounted gas radiator, storage, double glazed window to front aspect.

Outside To the rear the property has the added benefit of a studio, suitable for those looking for a workshop or similarly looking for a space to work from home. To the front the property has a driveway leading to the side of the property which then boasts a garage.

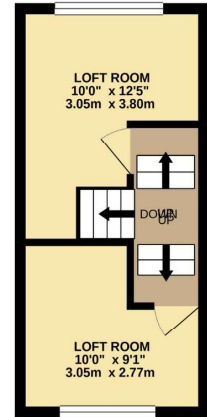
GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



2ND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA: 1277 sq.ft. (118.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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