

FOR SALE

Price £400,000



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'Merrimeet', 1 Stoggy Lane, Plympton, Plymouth, Devon, PL7 2DL

- **WELL PRESENTED MODERN STYLE DETACHED HOUSE, BUILT CIRCA. 1980'S**
- **WELL PROPORTIONED, FLEXIBLE AND ADAPTABLE ACCOMMODATION**
- **UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING**
- **ENTRANCE PORCH, RECEPTION HALL**
- **SPACIOUS LOUNGE/DINING ROOM, SNUG, CONSERVATORY**
- **KITCHEN/BREAKFAST ROOM, UTILITY ROOM, STUDY/BEDROOM 5**
- **FOUR FURTHER BEDROOMS, MASTER WITH EN-SUITE BATHROOM**
- **FAMILY BATHROOM, DOUBLE GARAGE**
- **PARKING ON PRIVATE DRIVE**
- **ATTRACTIVE WELL KEPT LEVEL LANDSCAPED GARDENS**

THE PROPERTY

A well-presented detached house believed to have been built in the 1980's. The property has uPVC double glazing and gas fired central heating. Lounge/dining room with snug area, conservatory, a generous size fitted kitchen/breakfast room, utility room, useful study or fifth bedroom and downstairs cloakroom. On the first floor, four bedrooms, the master with en suite bathroom and a family bathroom. A good size site, drive and an integral double garage. Landscaped gardens.

LOCATION

Fronting onto the north side of stoggy lane within this popular district of Plympton where there are a good variety of local services and amenities including those found at the Ridgeway Shopping Centre and with a choice of local schools nearby.

PVC part double glazed front door into:

GROUND FLOOR

ENTRANCE LOBBY 7' 9" x 5' 1" (2.36m x 1.55m) Windows on two sides. Hardwood tongue and groove panelled ceiling. Tiled floor. Panelled part glazed internal door with adjoining window into:

RECEPTION HALL 12' 11" x 8' 6" (3.94m x 2.59m) Coved ceiling. Staircase rises in a straight run with timber banister rail and decorative iron work detailing to the first floor. Useful under stairs storage cupboard.

CLOAKROOM 6' 2" x 4' 6" (1.88m x 1.37m) Ceiling light point. Extractor fan. Part tiled walls. Coloured suite, WC and pedestal wash hand basin.

LOUNGE/DINING ROOM 20' 10" x 11' 8" (6.35m x 3.56m) Dual aspect with raised bow window to the front and uPVC double glazed patio doors overlooking and opening out to the rear garden. Coved ceiling.

Two sets of triple bulb light points. Attractive focal feature open fireplace with feature stone surround. Arch openly connected to:

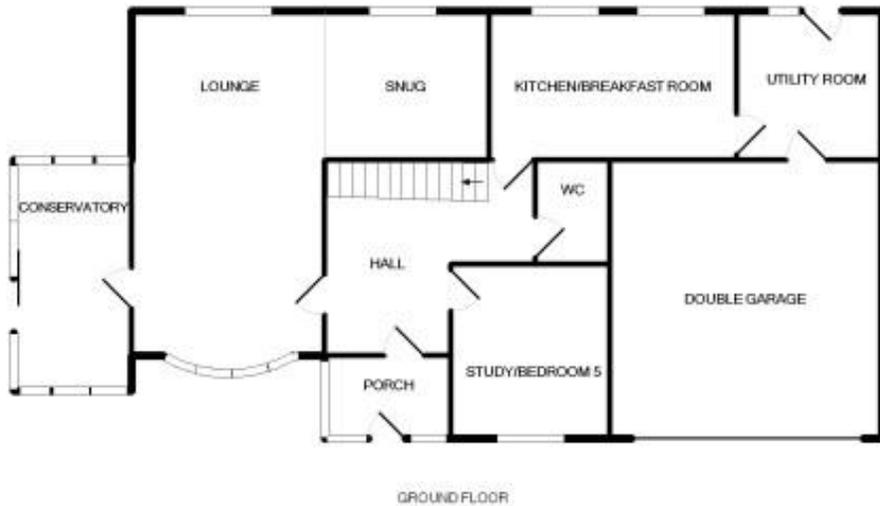
SNUG 10' 1" x 8' 9" (3.07m x 2.67m) Window overlooking the back garden. Coved ceiling. Built in bar with granite worktop. Range of shelving including glass shelving with mirror behind. Down lighters.

CONSERVATORY 14' 0" x 7' 3" (4.27m x 2.21m) Half height walling surmounted by windows along three sides and with a sliding patio door opening to the garden. Triple polycarbonate glazed roof covering. Tiled floor.

STUDY/BEDROOM FIVE 10' 7" x 9' 8" (3.23m x 2.95m) Window overlooking the front drive. Coved ceiling. Four down lighters. Range of quality built-in office furniture incorporating a wide desk with cupboard and drawers under. Two cupboards and range of shelving over. Telephone point.

KITCHEN/BREAKFAST ROOM 15' 0" x 8' 8" (4.57m x 2.64m) Two windows overlook the back garden. Coved ceiling with six down lighters. Fitted kitchen, white gloss fronted units. Roll edge work surfaces with tiled splash backs. Inset one and a quarter bowl composite sink unit with mixer tap. Integrated appliances include a 'Neff' four ring variable size gas hob with illuminated extractor hood over and 'Neff' dual oven/grill. Integrated 'Neff' automatic dishwasher. Matching breakfast bar with tiled splash back. Additional range of cupboard and drawer storage with glazed crockery cupboards over. Door into:

UTILITY ROOM 8' 10" x 8' 8" (2.69m x 2.64m) Window and double glazed door to back garden. Fitted with a range of matching units to the kitchen.

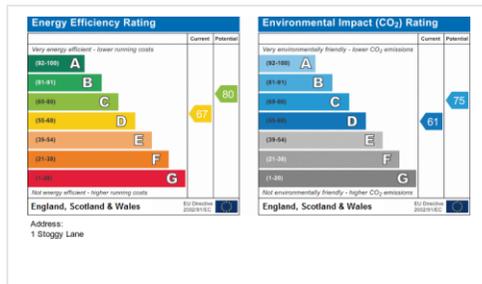


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans 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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Roll edge work surfaces with inset stainless steel sink and chrome mixer tap. Range of cupboard and drawer storage. Space and plumbing for washing machine. American style fridge/freezer. orcester gas fired combination boiler. Adjacent 'Randall 103' time control. Door to:

DOUBLE GARAGE 16' 9" x 15' 8" (5.11m x 4.78m) Wide up and over door on electronic remote control activation. Access hatch to loft over with loft ladder. Tiled floor. Fluorescent strip lighting. Various power points. Fitted wall shelves.

FIRST FLOOR

LANDING Four down lighters. Access hatch to loft. Timber balustrading to stairwell. Airing cupboard with a range of slatted shelves.

MASTER BEDROOM 15' 0" x 11' 0" max (4.57m x 3.35m max) Window to the front. Coved ceiling. Six downlighters. Telephone point. Built in mirror fronted wardrobe. Door to:

EN-SUITE BATHROOM 7' 9" x 5' 6" (2.36m x 1.68m) Obscure glazed window to the rear elevation. White suite 'Roca' vanity wash basin with mixer tap, storage under. Tiled splash backs over. Close coupled WC with concealed plumbing. Panelled bath with mixer tap and wall mounted shower attachment. Chrome ladder style radiator. Floor to ceiling wall tiling. Four down lighters.

BEDROOM TWO 13' 9" x 7' 2" max (4.19m x 2.18m max) Window overlooking the rear garden. Four down lighters. Built-in run of wardrobes.

BEDROOM THREE 11' 9" x 8' 10" (3.58m x 2.69m) Window to the front. Six downlighters.

BEDROOM FOUR 9' 9" x 8' 5" (2.97m x 2.57m) Window to the front.

BATHROOM 7' 8" x 5' 5" (2.34m x 1.65m) Obscure glazed window to the rear elevation. Quality white suite comprising vanity wash hand basin with mixer tap and cupboard and drawer unit under. Bevel glazed mirror over. Shaver socket. Close coupled WC. Corner moulded spa bath with side set mixer taps and integral seat. Tiled walls. Chrome ladder radiator. Four down lighters.

EXTERNALLY

Good size mainly level plot. Wide entrance, brick pillars and twin gates opening into a long matching brick paved drive. Parking for various vehicles, access to the integral double garage. The front garden laid to lawn with borders containing a variety of ornamental specimen bushes and shrubs. A front brick paved patio. To the side, a covered barbecue stand with purpose built barbecue. To the rear, an attractive enclosed good size level back garden with wide lawn, patio and borders. Rotary clothes dryer mounting point. Useful garden shed.

FLOOR COVERINGS The fitted floor coverings as seen are included in the sale price.

TENURE Freehold. **COUNCIL TAX** Band F.