





Property Description

The entrance porch opens into a welcoming hallway, leading to a spacious front-facing lounge which flows seamlessly into the bright kitchen/diner at the rear. The kitchen/diner overlooks the rear garden and offers ample space for family dining. Additional ground-floor features include a useful utility room, home office, and extra storage, all converted from the original garage, along with a downstairs WC. Upstairs are three bedrooms, including a master with newly fitted ensuite shower room, complemented by a newly fitted family shower room. Outside, the property boasts a south-facing, low-maintenance tiered garden. To the front, there is driveway parking for two vehicles. The property benefits from an impressive range of modern, energy-efficient features including solar panels, an air-source heat pump, battery storage and an electric vehicle charging point. In the event of a power cut, the home can continue to be powered directly from the battery system, offering added peace of mind. These features contribute to exceptionally low running costs, with electricity usage covering heating and hot water-making this a significant and attractive selling point. The solar panels are MCS certified, allowing surplus energy to be sold back to the national grid. In addition, the absence of a gas supply results in lower standing charges, with the property operating solely on electricity. The property further benefits from a recently replaced roof, installed last year and is under guarantee.

Entrance Porch

Double glazed sliding doors to the front aspect

Entrance Hall

Double glazed door to the front aspect, door access to the lounge, stairs to first floor, radiator

Lounge

15' 8" max x 12' 3" max (4.78m max x 3.73m max)

Double glazed window to the front aspect, understairs storage, door access to kitchen/diner, radiator

Kitchen/Diner

15' 7" max x 9' max (4.75m max x 2.74m max)

Double glazed window to the rear aspect and double glazed patio doors to the rear garden. Fitted kitchen with wall and base units integrated oven and dishwasher, induction hob, extractor hood, one and half bowl sink and draining board with mixer tap, radiator

Utility

7' 7" max x 6' 4" max (2.31m max x 1.93m max)

Fitted wall and base units, space for fridge freezer and washing machine, door access to office and storage

Office

7' 7" max x 7' 5" max (2.31m max x 2.26m max)

Access to storage, radiator

Storage

Double glazed patio doors to the front aspect

Landing

Double glazed window to the side aspect, door access to bedrooms and shower room, loft access

Bedroom One

12' 1" max x 8' 7" max (3.68m max x 2.62m max)

Two double glazed windows to front aspect, door access to en-suite, storage cupboard, radiator

En-Suite

Double glazed window to the front aspect, walk in shower, wash hand basin and vanity unit, low level WC, chrome ladder towel rail

Bedroom Two

12' max x 8' 8" max (3.66m max x 2.64m max)

Boasting a double glazed window overlooking the rear, radiator, and wardrobes included as part of the sale

Bedroom Three

8' 4" max x 6' 10" max (2.54m max x 2.08m max)

Double glazed window to the rear aspect, radiator

Shower Room

Double glazed obscured window to the side aspect, double walk in shower cubicle, wash hand basin, low level WC, chrome ladder towel rail

Rear Garden

Sunny aspect south facing rear garden, tiered with patio area and artificial grass for low maintenance, shed

Parking

Off street parking on driveway for 2 vehicles. EV Charger

Agents Note

Tucked away in a peaceful cul-de-sac on Merafield Drive, this detached family home enjoys a secluded setting beside woodland walks, while also benefiting from elevated views across Plympton. The well-balanced and flexible layout is perfectly suited to modern family living. The property is ideally located close to Saltram National Park, good schools, and local amenities

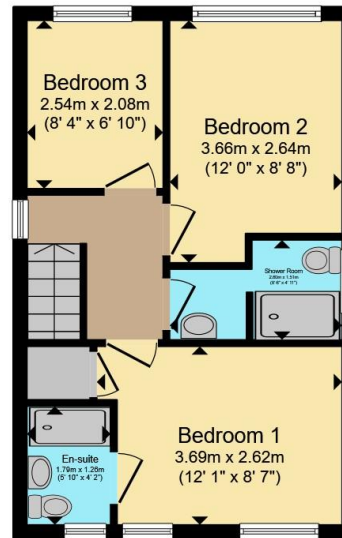
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 95.9 m² (1,032 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
Band: D

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Tenure: Freehold



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