



17 CHADDLEWOOD CLOSE

PLYMOUTH, PL7 2HR

£625,000
FREEHOLD

Welcome to this well presented 6-bedroom detached house including an annex located in the desirable Chaddlewood Close, Plympton, Plymouth. This property boasts 2 reception rooms, 2 bathrooms (one in annex), and parking for up to 5 vehicles, including a garage driveway. The highlight of this property is the large open plan kitchen/diner/family room, perfect for entertaining guests or enjoying family meals together. The annex provides additional space for guests, a home office, or a playroom for the kids.

Situated just a short walk away from the Ridgeway Shopping Centre, you'll have easy access to shops, cafes, a library, and even a swimming pool. The large gardens to the property offer a peaceful retreat where you can relax and unwind.

Whether you're looking for a spacious family home or a property with additional space for a growing teenager or elderly relative, then this house has it all. Don't miss out on the opportunity to own this beautiful home in a convenient location with ample space for all your needs.



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- Detached House
- 4 Bedrooms & Annex
- Off Road Parking for 5 vehicles
- Large Rear Garden
- Versatile Accommodation
- Open Plan Kitchen/Diner/Family Room



Entrance:

Via part glazed composite door into:

Hallway:

Stairs rising to first floor, radiator, door to storage under stairs and doors to downstairs rooms.

Cloakroom:

uPVC obscure double glazed window to the rear. Low flush W.C and wash hand basin.

Lounge: 6.09m x 3.50m (19'11" x 11'5")

Dual aspect room with uPVC double glazed window to the front and uPVC double glazed French doors to the rear. Feature fireplace with fitted multi fuel burner and radiator.

Kitchen/Diner/Family Room: 10.49m x 3.35m (34'4" x 10'11")

Kitchen Area: Wall and floor mounted matching units with with granite worktop and matching upstands. Under counter stainless steel sink with mixer tap over, five ring hob with extractor over and two ovens under and integrated fridge and freezer.

Dining Room/Family Room: uPVC double glazed bay window to the front and radiator. Further door into annex hallway and garage.

First Floor Landing:

uPVC double glazed picture window with far reaching views across Plympton and doors to upstairs rooms.

Bedroom 1: 3.90m to wardrobes x 3.34m (12'9" to wardrobes x 10'11")

uPVC double glazed bay window to the front, radiator and range of fitted wardrobes and drawer units.

Bedroom 2: 3.61m x 3.51m (11'10" x 11'6")

uPVC double glazed window to the rear, radiator and built in wardrobes.

Bedroom 3: 3.47m x 2.32m (11'4" x 7'7")

uPVC double glazed window to the front and radiator.

Bedroom 4: 2.68m x 2.08m (8'9" x 6'9")

(Accessed via Bed 3) uPVC double glazed window to the front.

Bathroom:

uPVC obscure double glazed window to the rear. Suite comprising Pannelled bath, shower cubicle will glazed screen, wash hand basin with vanity cupboards under and low flush W.C. Tiling to all wall and to shower area and heated towel rail.

ANNEX:

via hallway from main house with door to garage and utility/worktop area housing washing machine and tumble dryer. uPVC double glazed doors to the front and to the rear garden and further door into Annex.

Inner Hallway:

Door into lounge, bedroom and shower room.

Annex Bedroom: 4.28m 2.57m (14'0" 8'5")

Velux roof window and radiator.

Shower Room:

uPVC obscure double glazed window to the side.

Shower cubicle with glazed screen, low flush W.C and vanity wash hand basin with cupboard under. Tiling to all walls and to shower area.

Lounge: 4.43m x 3.23m (14'6" x 10'7")

uPVC double glazed window to the rear and uPVC double glazed patio doors to the side and radiator. Door to storage cupboard with shelving and further door to:

Bedroom: 2.90m x 1.95m (9'6" x 6'4")

(Could be used as a Annex Kitchen) uPVC double glazed door to the rear.

Garage: 4.73m x 2.77m (15'6" x 9'1")

Metal up and over door with power, lighting and some wall mounted units at one end.

Outside:

To the front of the property is a parking area for 3 vehicles and a further driveway for 2 vehicles leading to the garage. Further to the front are path's with some stone chipped areas and mature shrubs and bushes. To the rear is a brick paved patio area, with a decked seating area which over looks the garden laid mainly to lawn with flower borders and mature shrubs and bushes. A few steps lead to a 3rd section of garden which has some trees and bushes with a few more steps leading to the lower garden which could be used as a vegetable garden.

Notes - Council Tax Band E - £2707.06 - 2024/25

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ADDITIONAL INFORMATION

Local Authority – Plymouth City Council

Council Tax – Band E - £2707.06

Viewings – By Appointment Only

Tenure – Freehold





Total Area: 204.8 m² ... 2205 ft²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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