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& COUNTRY

72 Grantley Gardens, Mannamead, Plymouth, PL3 5BS

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SALES

Guide Price £350,000



Lang Town and Country are delighted to offer this deceptively spacious, semi-detached, tucked away in a cul-de-sac location in one of Plymouth's prime residential areas.

Located in Mannamead, close to all local amenities such as, schools, parks and within easy access of Mutley Plain shopping centre and Plymouth City Centre some two miles away.

This attractive property is a real 'must see' to appreciate the unique layout, set over 3 levels, and its superb position backing onto woodlands.

The accommodation comprises, on the ground floor and entrance porch, leading to the open plan living room/kitchen with a wonderfully designed kitchen area with a central island, a range of base units with laminate worksurfaces and matching wall cupboards. There is a range of integrated appliances including a double oven, gas hob with an extractor hood. The most impressive feature of this room is the French doors and Juliette balcony overlooking the Woodlands to the rear. There is also a separate cloakroom on this level.

On the second level, there is bedroom two with a dressing area and window to the rear overlooking the woodlands. The spacious dual aspect lounge has French doors leading to a large balcony with views in full. Also on this level is a family bathroom, with a panelled bath, vanity unit, W.C. fully tiled walls, and heated towel rail.

On the lower level there are three further bedrooms, with the master having fitted bedroom furniture and a delightful aspect with French doors on to the back garden with views of the woodland beyond. There is a utility area and another separate shower room on this level. The contemporary shower room comprises a double shower cubicle, wash hand basin, W.C and fully tiled walls.

Externally, to the front is a front garden with a variety of shrubs and bushes and a driveway leading to the garage. The impressive rear garden is laid to law with a large, elevated deck, where you can sit, relax, and feel part of the woods!

An early viewing is essential to appreciate this truly deceptively spacious property situated in a wonderful location.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.





TOTAL FLOOR AREA : 1630 sq.ft. (151.5 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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