



19 THE DELL

WOODFORD, PLYMOUTH, PL7 4PS

GUIDE PRICE: £325,000

FREEHOLD

Situated in a popular cul-de-sac just a short distance from Woodford School is this very nicely presented 3 bedroom extended Stanbury semi with private driveway, gardens and garage. Accommodation comprises lounge, open plan and newly fitted kitchen/diner with breakfast bar, downstairs W.C, Three bedrooms and a bathroom. A lovely family home that should be viewed to be fully appreciated.



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- Extended Stanbury
- Three Bedrooms
- Semi
- Cul-De-Sac Location
- Private Driveway
- Gardens & Garage
- Modern Kitchen/Diner



Entrance:
via uPVC double glazed door into:

Hallway:
Stairs rising to first floor, uPVC double glazed window to the side, doors to storage cupboards under stairs and doors to:

Lounge:
uPVC double glazed window to the front and vertical radiator.

Open Plan Kitchen/Diner:
Double glazed bi-fold doors to the rear and two velux windows to the same. Wall and floor mounted units with contrasting breakfast bar all with stone worktops with matching upstands. Built in double eye level oven with induction hob with extractor over and integrated fridge/freezer and dishwasher. Spaces provide for washing machine and tumble dryer. Door to:

Cloakroom:
uPVC double glazed window to the rear. Low flush W.C and wash hand basin with tiled splashback. Wall mounted boiler.

Landing:
uPVC double glazed window to the side, and doors to all upstairs rooms.

Bedroom 1:
uPVC double glazed window to the front and radiator.

Bedroom 2:
uPVC double glazed window to the rear and radiator.

Bedroom 3:
uPVC double glazed window to the rear and radiator.

Shower Room:
uPVC obscure glazed window to the side. Double shower cubicle with glazed screen, wash hand basin with vanity cupboards under and low flush W.C. Tiling top all walls and shower area and radiator.

Outside:
To the front of the property is a private driveway leading down the side to a single garage. Further to the front is a stone chipped area and a path leading to the front door. To the rear is a two tiered garden with artificial grass and some decking. Door giving access to the rear of garage.

Garage:
Metal up and over door with power and lighting.


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Total Area: 99.9 m² ... 1075 ft²





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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