



## 1 Great Woodford Cottages Great Woodford Drive

Plympton, Plymouth, PL7 4RP

Offers Over £325,000



Charming Victorian cottage, dating back to 1875, which once formed part of the Plympton Morley Estate. Nestled in an elevated position just off Great Woodford Drive with a double garage & parking for 2 vehicles. The accommodation comprises an entrance hall with downstairs cloakroom, lounge with wood-burner, open plan kitchen/diner, 2 bedrooms & a spacious bathroom. There is a quaint courtyard garden to the rear with a courtesy door into the garage. Steps lead up to the main garden which has a level lawned area & a sloped section providing plenty of scope for a keen gardener.



## GREAT WOODFORD COTTAGES, PLYMPTON, PLYMOUTH PL7 4R

### ACCOMMODATION

Composite front door, with obscured leaded-light panels, opening into the entrance hall.

### ENTRANCE HALL 9'0" x 6'3" (2.75 x 1.93)

Ceramic tiled floor with under-floor heating. Contemporary radiator. uPVC double-glazed window to the side. Wooden door opening into the dining room.

### DINING ROOM 14'0" x 9'1" (4.27 x 2.77)

Wood-effect laminate flooring. Under-stairs storage cupboard. Contemporary wall-mounted upright radiator. uPVC double-glazed French doors opening to the courtyard. Door to the downstairs cloakroom. Open plan access into the lounge and kitchen.

### LOUNGE 11'6" x 11'5" (3.53 x 3.5)

Continuation of the wood-effect laminate flooring. Wood-burner set onto a slate hearth, inset into the chimney breast, with a wooden mantel. uPVC double-glazed window to the front. Ceiling spotlighting. Wall-mounted upright contemporary radiator.

### KITCHEN 13'3" x 6'2" (4.04 x 1.89)

Fitted with a matching range of base and wall-mounted units incorporating roll-edged laminate work surface with inset sink unit, mixer tap and tiled splash-back. Integrated fridge/freezer and dishwasher. Space for a range cooker. Ceramic tiled floor with under-floor heating. Dual aspect with 2 uPVC double-glazed windows to the side overlooking the courtyard garden and a further window to the rear. uPVC double-glazed stable door opening to the rear courtyard.

### DOWNSTAIRS CLOAKROOM 4'11" x 4'8" (1.51 x 1.43)

Fitted with a matching suite comprising close-coupled wc and vanity-style wash handbasin with high-gloss storage cupboards. Tiled walls. Wood-effect laminate flooring with under-floor heating. Obscured uPVC double-glazed window to the side.

### FIRST FLOOR LANDING 9'10" x 3'3" inc stairwell (3.01 x 1.01 inc stairwell)

Access hatch to insulated roof void. Doors providing access to the first floor accommodation.

### BEDROOM ONE 18'5" narr to 9'10" x 8'2" (5.63 narr to 3.0 x 2.49)

uPVC double-glazed window to the front. Wood-effect laminate flooring. Contemporary radiator.

### BEDROOM TWO 12'4" x 7'11" (3.77 x 2.43)

uPVC double-glazed window to the rear overlooking the garden. Contemporary radiator. Wood-effect laminate flooring.

### BATHROOM 9'10" x 8'6" (3.01 x 2.6)

Beautifully fitted with an opulent suite comprising a ball-&-claw bath, double shower cubicle, vanity-style wash handbasin with storage units and close-coupled wc with hidden cistern. Tiled walls. Ceiling spotlighting. Extractor fan. Upright contemporary wall-mounted radiator. Wood-effect laminate flooring with under-floor heating. Obscured uPVC double-glazed window to the front.

### OUTSIDE

The property is approached via a shared driveway leading to the property and providing off-road parking to the front of the garage. A wooden gate accesses the rear garden, with a courtesy door into the garage. To the rear there is a courtyard garden with an outside tap. Steps lead up to the garden which is split over a number of terraces - the first to lawn with shrub and hedge borders and the remainder comprising a level lawned area & a sloped section - providing plenty of scope for a keen gardener.

### GARAGE 15'4" x 14'11" (4.69 x 4.57)

Roller door. Power and light.

### AGENT'S NOTE

Plymouth City Council  
Council Tax Band: B

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## Area Map

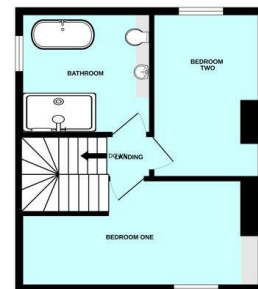


## Floor Plans

GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph

