



11 Greenlees Drive

Plympton, Plymouth, PL7 1YW

£325,000



Lovely, extended semi-detached family home, in a cul-de-sac location, with off-road parking for 2 vehicles & a single garage. The accommodation is beautifully presented & comprises an entrance vestibule, utility, downstairs cloakroom, open plan kitchen/diner, lounge, garden room, 4 bedrooms & family bathroom. To the rear the enclosed south-facing rear garden is perfect for entertaining.



GREENLEES DRIVE, PLYMPTON, PLYMOUTH PL7 1YW

ACCOMMODATION

Composite front door, with obscured glazed panel, opening into the entrance vestibule.

ENTRANCE VESTIBULE 8'5" x 3'7" (2.57 x 1.11)

LVT wood-effect flooring. Contemporary upright wall-mounted radiator. Door opening into the utility. Oak door, with glazed panels, opening into the kitchen/diner.

UTILITY 8'5" narr to 4'4" x 8'10" narr to 5'6" (2.57 narr to 1.33 x 2.7 narr to 1.7)

Fitted with a matching range of base and wall-mounted units incorporating roll-edged laminate work surface with inset one-&-half bowl stainless-steel sink unit, mixer tap and white brick-effect tiled splash-back. Space and plumbing for a washing machine. uPVC double-glazed window to the front. Double-glazed Velux roof window. LVT wood-effect flooring. Door opening to the downstairs cloakroom. Wooden door, with glazed panels, opening into the kitchen/diner.

DOWNSTAIRS CLOAKROOM 3'8" x 2'10" (1.12 x 0.87)

Fitted with a close-coupled wc and an extractor fan.

KITCHEN/DINER 24'4" x 10'7" (7.42 x 3.25)

Fitted with an attractive, modern range of matching base and wall-mounted units incorporating roll-edged work surface with inset sink unit and 4-ring ceramic hob with extractor hood over. Integrated fridge/freezer, dishwasher and oven. Breakfast bar area. Ceiling spotlighting. Staircase rising to the first floor landing. 3 contemporary upright wall-mounted grey radiators. Continuation of the LVT wood-effect flooring. uPVC double-glazed sliding patio doors opening onto the rear garden. Wooden bi-folding doors, with glazed panels, opening to the lounge.

LOUNGE 13'7" x 11'1" (4.16 x 3.38)

Continuation of the LVT wood-effect flooring. Ceiling spotlighting. Open plan access into the garden room.

GARDEN ROOM 12'1" x 8'3" (3.7 x 2.54)

Continuation of the LVT wood-effect flooring. Twin skylights. Ceiling spotlighting. uPVC double-glazed windows to the side and rear. uPVC double-glazed sliding patio door opening to the rear garden.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Access hatch to partly-boarded roof void.

BEDROOM ONE 10'0" x 9'5" (3.06 x 2.88)

Range of fitted wardrobes with shelving and hanging rail. Fitted storage cupboard. uPVC double-glazed window to the rear overlooking the garden.

BEDROOM TWO 10'8" x 8'3" (3.27 x 2.52)

Fitted storage cupboards. uPVC double-glazed window to the front with distant views toward Plymouth.

BEDROOM THREE 9'4" x 9'11" (2.85 x 3.04)

uPVC double-glazed window to the rear overlooking the garden.

BEDROOM FOUR 10'3" x 7'6" (3.14 x 2.3)

uPVC double-glazed window to the front. Fitted storage cupboard.

BATHROOM 6'8" x 5'3" (2.04 x 1.61)

Fitted with an attractive matching suite comprising an 'L'-shaped bath with waterfall and hand-held shower heads over, vanity-style wash handbasin with grey high-gloss storage below and close-coupled wc with hidden cistern. Fully-tiled walls and floor. Chrome heated towel rail. Extractor fan. Ceiling spotlighting. Obscured uPVC double-glazed window to the rear.

OUTSIDE

The property is approached via a brick-paved driveway providing off-road parking for 2 vehicles. To the rear there is an enclosed garden including a sundial paved patio area bordered by slate chippings and a further paved patio seating area providing a good vantage point over the garden. Steps lead up to the main section of garden which is laid to lawn, with a stone-chipped path running through towards the wooden garden shed.

GARAGE 16'4" x 7'7" (4.98 x 2.32)

Up-&-over door to the front. Power and light. Mezzanine storage area.

AGENT'S NOTE

Plymouth City Council
Council Tax Band: D

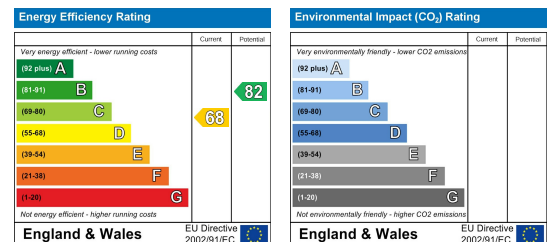
Area Map



Floor Plans



Energy Efficiency Graph



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