



## 44 Greenwood Park Road

Plympton, Plymouth, PL7 2WE

**£425,000**



Wonderfully-presented family home situated in the popular Chaddlewood area & briefly comprising an entrance porch & hall, lounge, separate dining area & snug, kitchen, utility & downstairs wc. Upstairs there are 4 good-sized bedrooms, with the principal room offering ensuite facilities, & a family bathroom. To the front there is a driveway providing parking for one vehicle & to the rear there is a beautiful, low-maintenance, sunny, enclosed garden.





GREENWOOD PARK ROAD, PLYMPTON, PLYMOUTH PL7 2WE

ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance porch.

ENTRANCE PORCH 3'9" x 3'8" (1.15 x 1.12)

Wooden-framed glass-panelled door opening into the entrance hall and the downstairs wc.

DOWNSTAIRS WC 6'8" x 2'10" (2.05 x 0.87)

Fitted with a low-level wc and a wall-mounted wash handbasin. Obscured uPVC double-glazed window to the front elevation.

ENTRANCE HALL 9'11" x 5'10" (3.03 x 1.78)

Stairs ascending to the first floor landing with storage cupboard beneath. Further storage cupboard. Double wooden doors, with inset glass panelling, opening into the lounge. Open plan access into the dining area.

LOUNGE 13'6" x 13'4" (4.13 x 4.08)

Gas fireplace set onto a polished stone hearth with surround and wooden mantel. uPVC double-glazed sliding patio doors leading to the garden.

DINING AREA 9'8" x 8'2" (2.96 x 2.49)

Open plan access into the snug. Wooden door, with inset glass panelling, opening into the kitchen.

SNUG 12'10" x 8'0" (3.92 x 2.45)

uPVC double-glazed bay window to the front elevation.

KITCHEN 14'10" x 8'1" (4.53 x 2.47)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with an inset 4-ring electric hob and stainless-steel extractor over. One-&-a-half bowl stainless-steel sink unit with mixer tap. Integrated oven and grill, wine cooler and dishwasher. Breakfast bar. Space for an upright fridge/freezer. Door opening to the utility. uPVC double-glazed window to the rear elevation.

UTILITY 7'7" x 7'6" (2.32 x 2.30)

Fitted with base units incorporating a roll-edged laminate worktop and an inset stainless-steel sink unit. Spaces for washing machine and tumble dryer. uPVC double-glazed window to the rear elevation. Door opening to the integral garage. uPVC double-glazed door opening to the garden.

INTEGRAL GARAGE 17'8" x 7'11" (5.39 x 2.42)

Up-&-over door. Mezzanine storage level. Power and lighting.

FIRST FLOOR LANDING 10'0" x 3'1" (3.06 x 0.94)

Providing access to the first floor accommodation. Storage cupboard. uPVC double-glazed window to the side elevation.

BEDROOM ONE 13'6" x 9'8" (4.12 x 2.97)

uPVC double-glazed window to the rear elevation. Door opening to the ensuite.

ENSUITE 6'0" x 4'9" (1.84 x 1.46)

Matching suite comprising corner shower unit with mains-fed shower, pedestal wash handbasin and low-level wc. Chrome heated towel rail. Extractor.

BEDROOM TWO 11'5" x 10'0" (3.49 x 3.07)

uPVC double-glazed window to the front elevation.

BEDROOM THREE 10'4" x 8'1" (3.15 x 2.47)

Fitted wardrobe. uPVC double-glazed window to the rear elevation.

BEDROOM FOUR 10'1" x 6'11" (3.08 x 2.11)

Access hatch to insulated loft space. uPVC double-glazed window to the front elevation.

FAMILY BATHROOM 6'3" x 6'0" (1.93 x 1.85)

Fitted with a matching suite comprising double walk-in shower with mains-fed waterfall attachment, wash handbasin set into a storage unit with waterfall mixer tap and low-level wc. Stainless-steel heated towel rail. Extractor vent.

OUTSIDE

To the front of the property a driveway provides off-road parking for one vehicle in front of the garage, with steps leading to the front door. There is a small area of low maintenance garden laid to decorative pebbles and potted shrubs. A path leads around the side of the house with a gate providing access to the fully-enclosed rear garden, which is a real feature of the property, also laid for ease-of-maintenance. The top level is laid to resin and includes seating areas, with the remainder laid to composite decking - perfect for entertaining - and a balcony offering views out over the woodland. To the very rear is a pedestrian access point with steps leading to the woodland area - ideal if you're planning to walk the dog. The garden is very much a sun trap and also benefits from an outside bar and decorative lighting, tastefully interspersed with mature shrubs and bushes. External power points. External water tap.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

WHAT3WORDS

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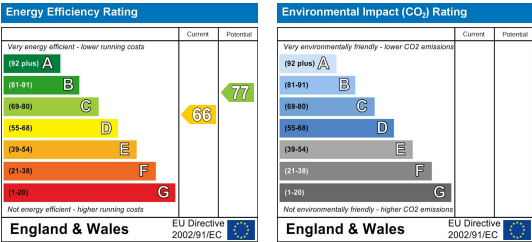
Area Map



Floor Plans



Energy Efficiency Graph



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