



**Connells**

Greenwood Park Road  
Plymouth



# Greenwood Park Road Plymouth PL7 2WE

for sale offers in excess of  
**£400,000**



## Property Description

Nestled in a sought-after location on Greenwood Park Road, this beautifully presented four-bedroom detached home offers an exceptional blend of modern comfort, practicality, and access to nature.

The property features a spacious lounge, a stylish kitchen, dining/snug area, and a separate utility room for added convenience. Upstairs, there are four well-proportioned bedrooms including a master with en-suite, modern family bathroom, providing the perfect retreat for family living.

Outside, the home benefits from an integral garage and private driveway, space for on street parking. The stunning rear garden enjoys an idyllic woodland outlook, with laid resin areas, composite decking, and a dedicated social seating space with an outside bar-ideal for entertaining or relaxing in the sun. With direct access to the woods, it's a wonderful spot for dog walking and enjoying the outdoors.

Perfectly positioned, this home provides excellent access to the A38, as well as nearby schools, shops, and local amenities, making it ideal for families and commuters alike.

This is a truly versatile and welcoming home, combining modern living with peaceful surroundings - ready to move in and enjoy.

## Entrance Porch

uPVC double glazed door to front elevation, wood framed paneled door to entrance hall, door access to cloakroom

## Cloakroom

WC, wash hand basin, double glazed obscure window to front elevation, radiator

## Entrance Hall

stairs rising to first floor landing, two storage cupboards, opening to dining/snug area, wooden paneled glass door access to lounge and kitchen, radiator

## Dining Area / Snug Room

12' 10" max x 8' 2" max ( 3.91m max x 2.49m max )

Opening from entrance room, double glazed window to the front elevation, radiator

## Lounge

13' 6" max x 13' 4" max ( 4.11m max x 4.06m max )

Beautiful well presented lounge linking well via uPVC double-glazed sliding patio doors leading to the rear garden, Gas fireplace set onto a stone hearth with surround and wooden mantel. uPVC double-glazed sliding patio doors leading to the garden.



## Kitchen

14' 10" max x 8' 1" ( 4.52m max x 2.46m )

Matching range of fitted base and wall-mounted units, roll-edged laminate worktop, inset 4-ring electric hob and stainless-steel extractor, stainless-steel sink with mixer tap. Integrated oven and grill, wine cooler and dishwasher. breakfast bar. Space for fridge/freezer. Door opening to the utility. uPVC double-glazed window to the rear elevation.

## Utility Room

7' 7" max x 7' 6" max ( 2.31m max x 2.29m max )

Practical and ideal utility space, fitted with base units, roll-edged laminate worktop, inset stainless-steel sink. space for washing machine and tumble dryer.

Double-glazed window to the rear elevation. Door access to the integral garage. uPVC double-glazed door opening to the garden.

## Landing

Access to bedrooms and family bathroom, storage cupboard, double-glazed window to the side elevation. radiator

## Bedroom One

13' 6" max x 9' 8" max ( 4.11m max x 2.95m max )

Double glazed window to the rear elevation, radiator, access to ensuite

## En Suite

Corner shower unit with mains-fed shower, wash hand basin, WC. Chrome heated towel rail. Extractor fan, part tiled

## Bedroom Two

11' 5" max x 10' max ( 3.48m max x 3.05m max )

Double glazed window to front elevation, radiator

## Bedroom Three

10' 4" max x 8' 1" max ( 3.15m max x 2.46m max )

Fitted wardrobes, double glazed window to the rear elevation, radiator

## Bedroom Four

10' 1" max x 6' 11" max ( 3.07m max x 2.11m max )

Loft access, double glazed window to the front elevation, radiator

## Bathroom

Modern style shower room, with a double walk-in shower with waterfall attachment, wash hand basin set into a storage unit, waterfall mixer tap and WC, heated towel rail.

## Rear Garden

Beautifully designed outdoor haven that perfectly blends comfort, nature, and functionality. Overlooking serene woodland views, the garden offers a peaceful retreat with direct access to the woods - ideal for dog walks and exploring nature trails right from your doorstep.

A laid resin area creates a smooth, modern surface that's both stylish and practical, leading to a spacious social seating zone that's perfect for relaxing or entertaining guests. The composite decking area extends the living space outdoors, featuring an elegant outside bar where you can enjoy sunny afternoons and evening gatherings.

Designed with both family living and socialising in mind, it's the perfect balance of natural beauty and contemporary outdoor living - a place to unwind and also entertain

## Integral Garage

17' 8" max x 7' 11" max ( 5.38m max x 2.41m max )

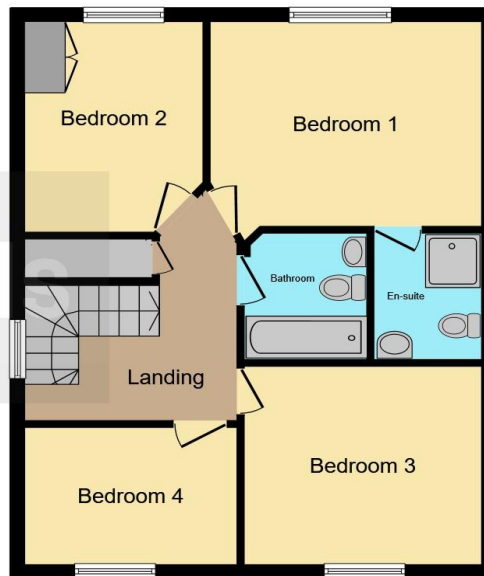
Up-&-over door. Power and lighting. driveway to front







**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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Tenure: Freehold



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