



## 51 Green Park Road

Plymstock, Plymouth, PL9 9HU

£325,000



Superbly-presented deceptively spacious semi-detached dormer bungalow situated in this highly sought-after location. Briefly, the accommodation comprises an entrance hall, lounge, separate dining room, 'L-shaped' kitchen/breakfast room, 4 bedrooms, 2 on the ground floor & 2 upstairs, & 2 shower rooms. Externally there is a driveway, garage, cellar, front & rear gardens. The rear garden enjoys a southerly aspect. Double-glazing & central heating. No onward chain.





GREEN PARK ROAD, PLYMSTOCK, PL9 9HU

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Cupboard. Hard wood flooring. Doors providing access to the ground floor accommodation.

LOUNGE 16'1 x 11'5 (4.90m x 3.48m)

Bay window to the rear elevation overlooking the garden. Stone-built fireplace with matching plinth and a 'Living Flame' style gas fire.

DINING ROOM 10'5 x 8'7 (3.18m x 2.62m)

Window to the side elevation. Doors providing access to the 2 ground floor bedrooms. Staircase ascending to the first floor.

KITCHEN/BREAKFAST ROOM 13'5 x 12' (4.09m x 3.66m)

An 'L-shaped' room providing ample space for table and chairs. Kitchen cabinets fitted with matching fascias, work surfaces and tiled splash-backs. Free-standing cooker. Stainless-steel single drainer sink unit. Space for free-standing appliances. Plumbing for washing machine. Built-in broom cupboard housing the electric meter and fuse box. Window to the rear elevation overlooking the garden. Doorway leading to outside.

BEDROOM ONE 11'4 into bay x 11'2 (3.45m into bay x 3.40m)

Bay window to the front elevation. Fitted bedroom furniture.

BEDROOM TWO 11'3 x 9'7 (3.43m x 2.92m)

Window to the front elevation. Fitted bedroom furniture. Alcove beneath the stairs with matching cabinets.

GROUND FLOOR SHOWER ROOM 6'5 x 5'6 (1.96m x 1.68m)

Comprising an enclosed double-sized shower, pedestal basin and wc. Mirrored cabinet. Towel rail/radiator. Fully-tiled walls. Obscured window to the side elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Storage cupboard.

BEDROOM THREE 16' x 9'8 at widest point (4.88m x 2.95m at widest point)

Window to the rear elevation with views towards woodland. Eaves storage access.

BEDROOM FOUR 12'1 x 7'3 (3.68m x 2.21m)

Window to the rear elevation with views towards woodland. Built-in bedroom furniture.

SHOWER ROOM 7' x 6'4 at widest point (2.13m x 1.93m at widest point)

Comprising an enclosed shower, wc and wall-mounted basin. Fully-tiled walls. Obscured window to the side elevation.

GARAGE 16' x 7'11 (4.88m x 2.41m)

Up-&-over style door to the front elevation. Windows to the rear and side elevations. Power and lighting. Tap.

CELLAR 15'8 x 9' (4.78m x 2.74m)

Power. Housing the gas boiler.

OUTSIDE

To the front there is a landscaped garden laid to artificial grass for ease of maintenance with bordering shrub and flower beds. A tarmac driveway leads alongside the property providing off-road parking and access to the garage. The rear garden comprises areas laid to lawn, shrubs and flowers together with a natural stone paved patio area laid adjacent to the property. From the rear garden there is access to the cellar and separate access to a further storage area beneath the kitchen. There is also an outside tap, greenhouse and a fixed washing line.

COUNCIL TAX

Plymouth City Council  
Council tax band D

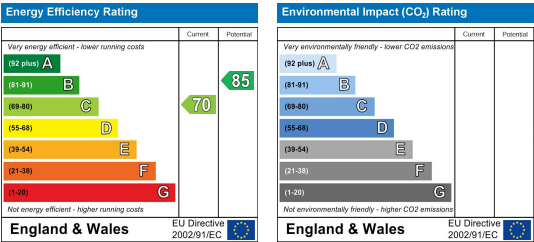
Area Map



Floor Plans



Energy Efficiency Graph



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