



11 Greenhill Road

Staddiscombe, Plymouth, PL9 9FD

£260,000



Lovely 3-storey property located in a popular part of Staddiscombe. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, lounge/dining room & kitchen with some built-in appliances. The upper floors host 3 bedrooms, master ensuite shower room & family bathroom. Externally there is a low maintenance rear garden & garage. Double-glazing & gas central heating. The property is being sold with no onward chain.



GREENHILL ROAD, STADDISCOMBE, PL9 9FD

ACCOMMODATION

Access to the property is gained via the entrance door which leads through to the entrance hall.

ENTRANCE HALL

Stairs rising to the first floor. Doors providing access to the ground floor accommodation.

DOWNSTAIRS WC 4'9" x 2'9" (1.45 x 0.85)

Corner sink unit and low level toilet.

KITCHEN/BREAKFAST ROOM 15'10" overall length x 7'10" max width narrowing (4.84 overall length x 2.41 max width narrowing to)

Range of modern matching base and eye-level units with rolled-edge work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl sink unit with mixer tap. Built-in gas hob with electric double oven beneath. Integrated washing machine. Double-glazed sash window to the front elevation.

LOUNGE/DINING ROOM 14'6" x 12'10" (4.43 x 3.93)

Full-length double-glazed windows and double doors leading out onto the rear garden.

FIRST FLOOR LANDING

Window to the front elevation. Further stairs rising to the second floor. Doors to the first floor accommodation.

BEDROOM TWO 12'11" to wardrobe rear x 12'5" (3.95 to wardrobe rear x 3.79)

Sash-style double-glazed window to the rear elevation.

BATHROOM 6'9" x 6'3" (2.06 x 1.92)

Panel bath with mixer tap, spray attachment, shower screen and tiled area surround, pedestal wash hand basin and low level toilet. Built-in extractor.

BEDROOM THREE 11'1" x 6'3" (3.38 x 1.91)

Double-glazed sash window to the front elevation with outlook over the local park and distant views over the local district and countryside.

SECOND FLOOR

This leads directly into the main bedroom.

BEDROOM ONE 12'11" x 9'5" taken at height of 4'11" (3.95 x 2.89 taken at height of 1.5)

Sloping ceiling to the rear elevation with 2 Velux-style windows set within the sloping roof. Built-in storage cupboard. Built-in wardrobe with storage and hanging space. Loft hatch. Door opening into the ensuite.

ENSUITE SHOWER ROOM 9'3" x 5'2" taken at a height of 4'11" to the slop (2.83 x 1.58 taken at a height of 1.5 to the slopin)

Built-in shower unit with spray attachment with tiled area surround, pedestal wash basin and low level toilet. Double-glazed sash window to the front elevation.

OUTSIDE

At the rear of the property there is wall enclosed low maintenance garden with gravelled and decked areas. A side gate leads to the rear parking area. Adjacent to the rear garden is the garage.

GARAGE

Up-&-over door to the front elevation.

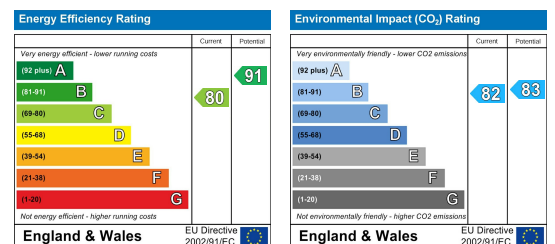
Area Map



Floor Plans



Energy Efficiency Graph



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