



Little Croft Woodside

Greenbank, Plymouth, PL4 8QE

£350,000



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LITTLE CROFT, WOODSIDE, GREENBANK, PLYMOUTH, PL4 8

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door with double-glazed curved arch over opening up into the porch.

PORCH

6'11" x 3'10" (2.13m x 1.19m)

Decorative tiled floor. Black obscured uPVC double-glazed door with opening up into the entrance hall with obscured double-glazed windows on either side.

ENTRANCE HALL

12'8" x 7'0" (3.87m x 2.14m)

Staircase rising to the first floor landing with under-stairs storage cupboards. Door opening up into the lounge.

LOUNGE

12'11" x 12'0" plus bay (3.95m x 3.66m plus bay)

Multi-fuel burner inset into the chimney breast with decorative tiled surround. uPVC double-glazed curved bay window to front. Square arch opens up into the open plan kitchen/diner.

KITCHEN/DINER

19'1" x 15'10" (5.83m x 4.84)

A lovely light & airy room. open plan room ample space for a dining table. Matching base & wall-mounted units to include the range style oven, dishwasher & integrated fridge/freezer. Bevel edged worktops with inset 1.5 sink unit with mixer tap, draining lines & matching upstands. Wall-mounted Worcester boiler concealed into unit. Decorative tiled-effect vinyl flooring in the

kitchen area. uPVC double-glazed door opening out to the rear porch/utility. uPVC double-glazed window to rear looking into porch/utility. uPVC double-glazed doors open up out to the garden room.

UTILITY

7'3" x 5'8" max (2.23m x 1.73m max)

Door through to cloakroom. Door opens into utility cupboard with plumbing for a washing machine & shelving above. Further part-shelved storage cupboard. uPVC double-glazed window to side. Skylight to roof.

CLOAKROOM

3'6" x 2'8" (1.08 x 0.82)

Matching suite of close coupled wc with inset sink into the cistern.

GARDEN ROOM

12'1" x 6'9" (3.69m x 2.08m)

uPVC double-glazed bi-folding doors opening out to the garden. Skylight to roof. Ample space for sofas. Wood-effect laminate flooring.

FIRST FLOOR LANDING

10'5" x 7'0" (3.2m x 2.14m)

Stained glass window to the roof. Access hatch to roof void. Doors leading through to the bedrooms, shower room & airing cupboard.

BEDROOM ONE

12'2" x 14'7" max (3.71m x 4.46m max)

uPVC double-glazed window to front. Fitted wardrobes to both chimney breast recesses. Picture rail.

BEDROOM TWO

15'8" x 12'1" (4.8m x 3.69m)

uPVC double-glazed curved bay window to rear. Doors

opening up to wardrobes with hanging rail & shelving. Second walk-in cupboard with hanging rail & shelving. Wash-hand basin inset into vanity storage cupboard below with wall mounted mirrored medicine cabinet with open storage areas. Fitted shaver point. Picture rail. uPVC double-glazed window looks over the rear garden.

BEDROOM THREE

8'5" x 7'0" (2.58m x 2.15m)

uPVC double-glazed window to front. Picture rail. Fitted wardrobe with hanging rail & shelving.

SHOWER ROOM

7'3" x 6'10" (2.23m x 2.09m)

Matching suite of walk-in shower cubicle with twin shower heads, both rainfall & hand-held. Close coupled wc with hidden cistern. Frosted glazed sink unit inset into white high gloss vanity storage cupboards below. Heated towel rail. Wall-mounted high gloss tall boy unit. Herringbone style vinyl flooring. Marble effect aqua boarding fitted to the walls. Obscured uPVC double-glazed window to rear.

EXTERNALLY

The property is approached via a wrought iron gate

giving access to a path leading to the front door. To the rear the garden has a circular paved patio area with flower beds running along 3 sides surrounding. Path runs through to workshop with a Pond to one side. Door into the workshop.

WORKSHOP

9'3" x 13'4" (2.83m x 4.07m)

Two single-glazed windows to front. Door into cupboard. Door opens up into garage.

GARAGE

16'2" x 9'11" (4.94m x 3.04m)

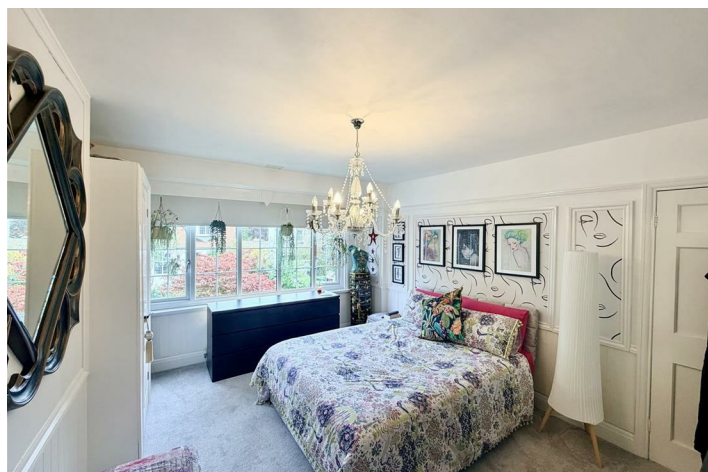
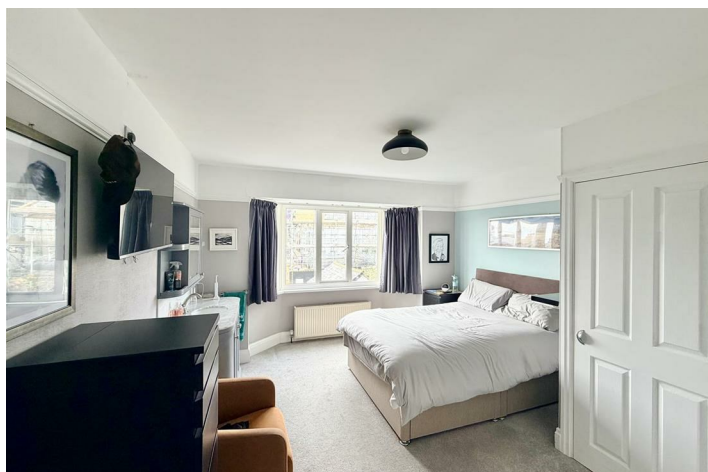
Roller door to the front. Single-glazed window to rear. Light & power available.

COUNCIL TAX

Plymouth City Council
Council Tax Band: E

SERVICES

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



Road Map



Hybrid Map



Terrain Map

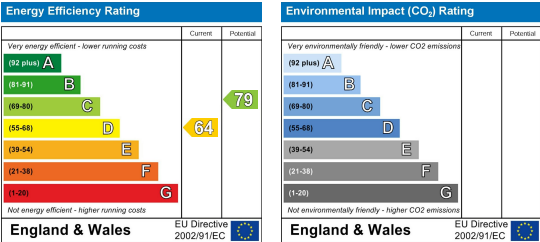


Floor Plan

Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.