



## 4 Grantley Gardens

Mannamead, Plymouth, PL3 5BS

£300,000



A 1966 built semi-detached house being sold with no onward the chain. The property has the benefit of uPVC double-glazing & gas central heating. The property comprises a lounge, dining room, kitchen, 3 bedrooms, a bathroom & separate wc. Externally a front garden, level rear garden, 3 car private drive & extended garage/workshop.



## GRANTLEY GARDENS, MANNAMEAD, PLYMOUTH, PL3 5BS

### LOCATION

Found in this popular established residential area located on the southern part of Mannamead & set here with a good variety of local services & amenities to hand. There is convenient access into the city & close by connection to major routes in other directions.

### ACCOMMODATION

#### GROUND FLOOR

##### HALL 11'2 x 5'10 (3.40m x 1.78m)

Cupboard housing the mains electric meter & consumer unit. Under-stairs storage cupboard. Staircase rising to the first floor.

##### LOUNGE 13'5 x 13'1 maximum (4.09m x 3.99m maximum)

Focal feature fireplace with timber surround & fitted gas fire. Door to hall & twin sliding doors into;

##### DINING ROOM 11'3 x 9'9 (3.43m x 2.97m)

Picture window overlooking the rear garden. Door to;

##### KITCHEN 11'9 x 7'11 (3.58m x 2.41m)

Window & glazed door to the rear. A range of cupboard & drawer storage. Stainless steel sink. Spaces for white goods.

#### FIRST FLOOR

##### LANDING

Cupboard housing the Baxi combination boiler which services the central heating & domestic hot water.

##### BEDROOM ONE 13'1 x 12'1 (3.99m x 3.68m)

Array of fitted wardrobes, cupboard & central dressing table to one side.

##### BEDROOM TWO 11'3 x 9'9 (3.43m x 2.97m)

Window to the rear. Array of wardrobes, cupboards & dressing table.

##### BEDROOM THREE/OFFICE 7'4 x 7'2 (2.24m x 2.18m)

Window to the front with long views. Cupboard, wardrobe & dressing table.

##### BATHROOM 5'6 x 5'1 (1.68m x 1.55m)

Tiled bathroom comprising bath with mixer tap & Gainsborough Elite electric shower over. Pedestal wash hand basin. Chrome ladder radiator.

##### WC 5'6 x 2'6 (1.68m x 0.76m)

White modern wc.

### EXTERNALLY

A long sloping 3 car drive provides off-street parking.

##### GARAGE/WORKSHOP 15'11 x 12'8 in part 16'1 wide (4.85m x 3.86m in part 4.90m wide)

To the rear a spacious extended garage/workshop. Remote roll up door. Power & lighting laid on.

### FRONT GARDEN

Variety of mature shrubs.

### REAR GARDEN

South-westerly facing rear garden with fence & wall boundaries.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

### SERVICES

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

## Area Map

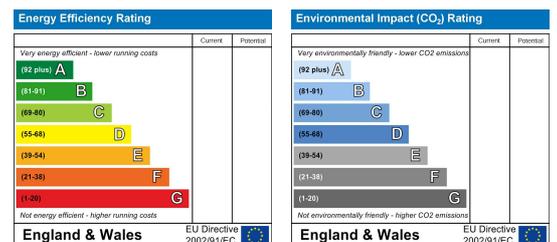


## Floor Plans



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## Energy Efficiency Graph



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