



3 GREENWOOD PARK ROAD PLYMPTON, PL7 2WE

£479,950
FREEHOLD

Located in the Upper Chaddlewood area of Plympton is this immaculate 4 bedroom detached property with ample off road parking, garage and south westerly garden. Accommodation comprising lounge/diner, loggia conservatory, kitchen, family room, 4 bedrooms (dressing room & en-suite), and bathroom. A credit to its current owners an internal viewing is advised.



3 GREENWOOD PARK ROAD

- Detached House
- 4 Bedrooms (master en-suite)
- Loggia Style Conservatory
- Modern Kitchen & Bathrooms
- Off Road Parking 3 Vehicles
- Rear Garden
- Internal Viewing Advised.
- Easy access to A38



Entrance:

via part glazed door into:

Hallway:

Stairs to first floor, radiator and doors to:

Cloakroom:

uPVC double glazed window to the front, low flush W.C and wash hand basin. Tiling to splash back areas. Towel Radiator

Lounge/Diner: 6.60m x 4.60m max (21'7" x 15'1" max)

L-Shaped Room:

Lounge Area: uPVC double glazed window to the front, vertical radiator and floating feature fireplace. Opening into:

Dining Area: Door through to kitchen and opening into conservatory, vertical radiator.

Loggia Conservatory: 3.48m x 3.04m (11'5" x 9'11")

uPVC double glazed window to the side and rear, French doors to the garden, vertical radiator.

Kitchen: 3.57m x 3.22m (11'8" x 10'6")

uPVC double glazed window to the rear and glazed door to the side giving access to the garden. Wall and floor mounted matching units with square edge worktops and matching upstands. Stainless steel bowl and a half drainer sink unit with mixer tap over, fitted hob with extractor over and double oven, integrated dishwasher and under counter fridge drawers. Vertical radiator.

Family Room: 4.00m x 2.47m (13'1" x 8'1")

uPVC double glazed window to the front, radiator and door to:

Utility & Garage:

Space for washing machine and fridge freezer. opening into garage.

First Floor Landing:

Doors to upstairs rooms and access to loft.

Bedroom 1: 3.64m x 3.31m (11'11" x 10'10")

uPVC double glazed window to the front, fitted wardrobes with sliding doors and radiator. Opening into:

Dressing Area: 2.50m (inc wardrobes) x 1.52m (8'2" (inc wardrobes) x 4'11")

uPVC double glazed window to the front and fitted wardrobes with sliding doors, radiator. Door to:

En-Suite:

uPVC obscure double glazed window to the rear. Walk in shower with glazed screen and shower over, vanity wash basin with cupboards under and concealed W.C. Tiling to walls and shower area, and towel radiator.

Bedroom 2: 3.75m x 3.65m (12'3" x 11'11")

uPVC double glazed window to the front, fitted wardrobes with sliding doors and radiator.

Bedroom 3: 2.86m x 2.77m (9'4" x 9'1")

uPVC double glazed window to the rear, fitted wardrobes with sliding doors and radiator.

Bedroom 4: 3.30m x 2.59m (10'9" x 8'5")

uPVC double glazed window to the rear and radiator.

Bathroom:

uPVC obscure double glazed window to the rear. Suite comprising panelled bath with shower over and glazed screen, vanity wash hand basin with cupboards under and low flush W.C. Tiling to all splash back and to shower area. Heated towel radiator.

Outside:

To the front of the property is a brick paved driveway offering parking for 3 vehicles and an area laid to lawn. To the left side is access to the rear garden. To the rear is a patio area leading onto a garden laid to lawn with a decking area and a further area currently housing a storage shed.

Additional Information:

Construction - Standard

Parking - Off Road 3/4 vehicles

Council Tax E - £2984.48

Owned Solar Panels

3 GREENWOOD PARK ROAD



Total Area: 157,6 m² ... 1696 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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