



**13 Glenwood
Road,
Plymouth,
PL3 5NH**

**Guide Price
£385,000**



MILLINGTON TUNNICLIFF

13 Glenwood Road, Plymouth, PL3 5NH



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2



2



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EPC

49



132.2
SQM

FULL DESCRIPTION

Situated in the highly sought-after area of Mannamead, this beautifully modernised four-bedroom terraced home offers stylish and generously proportioned accommodation arranged over three floors. A particular highlight is the impressive loft conversion, providing a superb principal bedroom with a sleek adjoining en-suite shower room, creating a perfect private retreat. The property further benefits from well-balanced living space and a contemporary fitted family bathroom, finished to a high standard throughout. Externally, there is a charming, low-maintenance rear courtyard garden along with the added advantage of a garage. Ideally positioned close to a range of well-regarded schools and local amenities, this wonderful home perfectly blends character with modern convenience. Viewing is highly recommended to fully appreciate the quality and space on offer.

ENTRANCE VESTIBULE

Entered via a double glazed door into the vestibule, double glazed window to the side elevation, door to the hallway.

HALLWAY

Doors leading to the lounge and kitchen/dining room, stairs rising to the first floor accommodation with three built in storage cupboards underneath, stripped wooden floorboards, radiator.

LOUNGE

15' 9" x 13' 9" (4.81m x 4.21m)
Double glazed bay window to the front elevation, cast iron open fireplace, radiator, ornate coving to ceiling, picture rail.

KITCHEN/DINING ROOM

14' 3" x 19' 9" (4.36m x 6.02m)

Fitted with a range of modern base and eye level units with worktop space over, one and a half bowl stainless steel sink unit with mixer tap, built in electric oven with four ring gas hob and extractor hood over, plumbing for washing machine, space for tumble dryer, stripped wooden floorboards, built in cupboards either side of the chimney breast, double glazed French doors leading to the courtyard garden, double glazed window to the rear elevation, coving to ceiling.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom, stairs rising to the second floor accommodation, radiator.

BEDROOM 2

15' 10" x 11' 8" (4.85m x 3.56m)

Double glazed bay window to the front elevation, radiator, picture rail.

BEDROOM 3

14' 3" x 11' 8" (4.36m x 3.56m)

Double glazed window to the rear elevation, radiator, picture rail.

BEDROOM 4

9' 2" x 8' 0" (2.80m x 2.44m)

Double glazed window to the front elevation, radiator, picture rail.

BATHROOM

Fitted with a modern contemporary suite to include walk-in shower with glass screen, rainfall shower head and separate hand shower attachment, low level WC with hidden cistern, moulded sink unit with storage underneath, full height tiling to one wall, tiled flooring with under-floor heating, column radiator, two double glazed windows to the rear elevation, extractor fan.



SECOND FLOOR LANDING

Velux window to the front elevation, door to the principle bedroom.

BEDROOM 1

17' 5" x 13' 5" (5.31m x 4.09m)

A spacious loft conversion with double glazed window to the rear elevation and Velux window to the front elevation, radiator, sliding doors to built in wardrobes, door to storage cupboard into the eave space, door to the en-suite.

EN-SUITE SHOWER ROOM

Fitted with a modern contemporary three piece suite to include double shower enclosure with glass screen and rainfall shower head, low level WC with hidden cistern, wash hand basin with storage underneath, heated towel rail, extractor fan, roof light, double glazed panoramic window to the side elevation enjoying views across the City.

OUTSIDE

To the front of the property there is a lawned garden with a pathway leading to the entrance door. To the rear of the property there is a courtyard garden which is enclosed by natural stone and brick walling. steps lead down to the rear of the garage which is accessed a PVCu door.

GARAGE

14' 11" x 10' 10" (4.55m x 3.3m)

Detached single garage with power, light and water connected, electric roller door providing access to the rear service lane.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax: Band C

Mains Water and Drainage

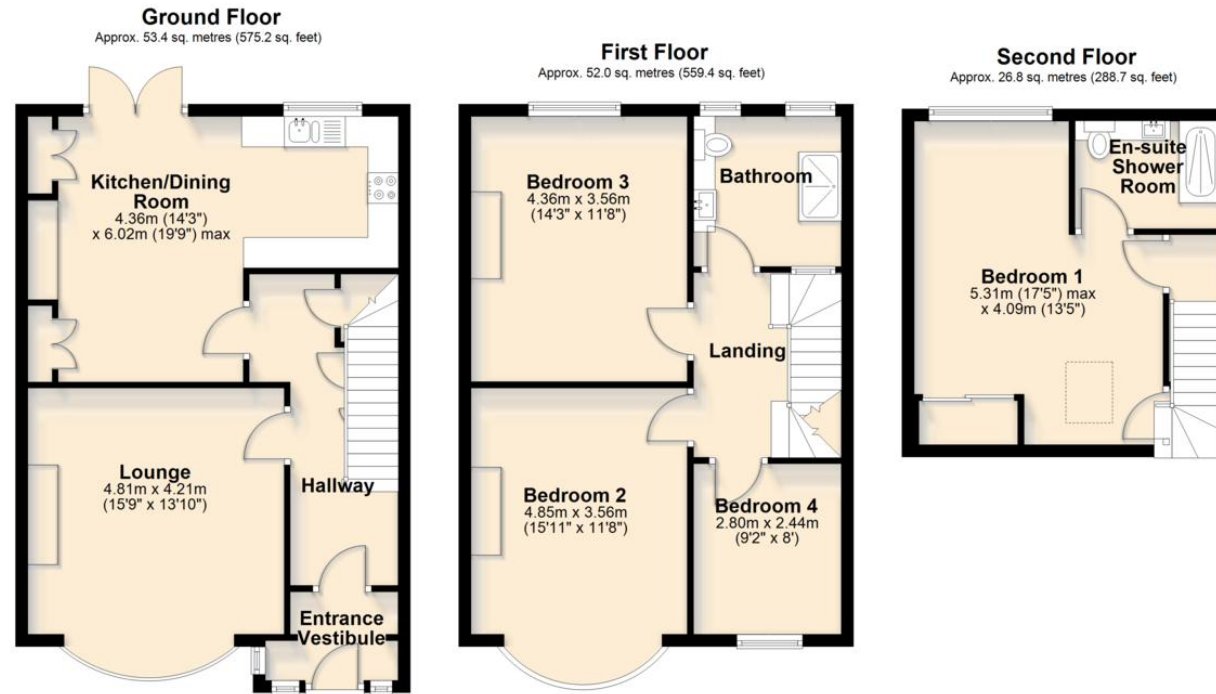
Mains Gas

Mains Electric

BT Broadband Connected To The Property



FLOORPLAN



Total area: approx. 132.2 sq. metres (1423.3 sq. feet)

CONTACT

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