Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



16 Greenwood Park Close

Plympton, Plymouth, PL7 2WP

£395,000

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Superbly positioned at the end of a quiet cul-de-sac, this spacious 4-bedroom, detached family home enjoys far-reaching views across Plymouth towards Cann woods and beyond. Offered to the market with vacant possession and competitively priced to encourage an early sale, this is a fantastic opportunity, not to be missed.







GREENWOOD PARK CLOSE, PLYMPTON, PL7 2WP

ACCOMMODATION

Access to the property is gained via steps leading to the entrance.

ENTRANCE HALL 13'3 x 6' (4.04m x 1.83m)

Providing access to the ground floor accommodation. Solid oak flooring. Stairs rising to the first floor. Courtesy door under the stairs leading into the garage.

DOWNSTAIRS CLOAKROOM/WC 5'7" x 2'10" (1.72 x 0.88)

Fitted with a low-level toilet and sink unit. Obscured double-glazed window to the side elevation.

LOUNGE 17'0" x 12'1" (5.19 x 3.69)

Double-glazed window to the rear elevation. French-style double doors leading out to the rear garden. Fireplace (please note that the gas fire has been disconnected). Solid oak flooring. Opening leading into the dining area.

DINING AREA 12'0" x 8'5" (3.68 x 2.59)

Double-glazed window to the rear elevation. Solid oak flooring.

KITCHEN 10'9" x 8'1" (3.29 x 2.48)

A lovely, contemporary kitchen fitted with matching high-gloss eye-level and base units with work surfaces. Inset one-&-a-half bowl sink unit with mixer tap. Built-in 4 ring gas hob with an adjacent built-in electric double oven. Built-in microwave. Integrated fridge-freezer. Dishwasher. Doorway leading to the side elevation.

FIRST FLOOR LANDING 11'5 x 2'10 (3.48m x 0.86m)

Providing access to the first floor accommodation. Loft hatch. Continuation of the solid oak flooring.

BEDROOM ONE 12' x 9'5" (3.66m x 2.87m)

Double-glazed window to the rear elevation. Continuation of the solid oak flooring. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 6'11 x 6' + door recess (2.11m x 1.83m + door recess)

Comprising a walk-in shower cubicle, low-level toilet and sink unit. Obscured double-glazed window to the front elevation.

BEDROOM TWO 8'9 x 8' (2.67m x 2.44m)

Double-glazed window to the front elevation. Recessed storage area. Continuation of the solid oak flooring.

BEDROOM THREE 8'5 x 8'2 (2.57m x 2.49m)

Double-glazed window to the rear elevation. Built-in wardrobe providing useful storage and hanging space. Continuation of the solid oak flooring.

BEDROOM FOUR 8'9" x 7'7 (2.67m x 2.31m)

Double-glazed window to the rear elevation. Continuation of the solid oak flooring.

BATHROOM 8'0" x 6'1" (2.44m x 1.85m)

White modern suite comprising a bath, low-level toilet and sink unit. Towel rail/radiator. Obscured double-glazed window to the front elevation.

OUTSIDE

To the front of the property there is off-road parking for 2 vehicles and the gardens are laid to lawn with a raised border. There is access along the side of the property, with a timber gate opening to a pathway. The rear garden itself is fully enclosed and laid to 2 levels - the top to patio with an area of decking and a set of steps leading down to the lower area which is laid to lawn, also housing a timber shed. The rear garden is south-west facing and enjoys most of the summer sunshine right to the end of the evening.

GARAGE 14'6 x 8'4 (4.42m x 2.54m)

Original up-&-over door, which has been boarded internally but this could be easily removed if required. Power and light. Steps leading up to the courtesy door providing access to the hallway.

MEZZANINE LEVEL 8'1 x 8'4 (2.46m x 2.54m)

Situated over the garage with a reduced height, but creating a useful storage area.

COUNCIL TAX PCC

Plymouth City Council
Council Tax Band: D

SERVICES

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

WHAT3WORDS

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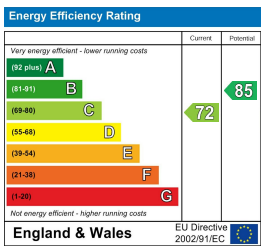
Area Map

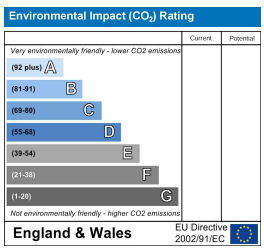


Floor Plans



Energy Efficiency Graph





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