

7 GREENWOOD PARK ROAD PLYMPTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

**7 Greenwood Park Road | Chaddlewood |
Plympton | Devon | PL7 2EW**

Executive detached family home on a prominent corner plot in Chaddlewood, last sold within hours. Recently fitted kitchen with quartz island, dual aspect sitting room with wood burner, conservatory, four bedrooms with principal en suite, south facing garden, double garage, driveway and EV charging.

Mileages

Local Pub / Shop - 0.6 miles • Drakes Circus - 7.6 miles • A38 - 1 miles • Plymouth Train Station - 8 miles

(Distances are approximate)

Accommodation

Ground Floor

Sitting Room, Kitchen / Dining Room, Utility Room, WC, Conservatory

First Floor

Bedroom with Ensuite, Three Further Bedrooms, Family Bathroom,

Outside

Double Garage, Driveway, Garden

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



The property

Some homes create a stir the moment they appear, and this property is one of them. Last time it came to market, it sold within hours. Set on a standout corner plot within walking distance of local shops and bus routes, this is a spacious, beautifully presented detached home offering excellent versatility for modern family life, alongside a notably high standard of finish throughout.

The layout feels spacious, with an inviting entrance hall at its centre. Wide and bright, it's finished with warm wood effect flooring, with the staircase rising ahead and a natural flow through to the principal ground floor rooms and a cloakroom.

A dual aspect sitting room runs through the house, finished in a contemporary palette with warm oak effect flooring underfoot. A deep charcoal feature wall creates a striking backdrop to the fireplace, where an inset wood burning stove sits beneath a substantial timber mantel, a cosy focal point for evenings in. French doors open straight onto the rear terrace, drawing in natural light and making it easy to step outside for the garden.

The kitchen is a real highlight: recently fitted and beautifully finished with high gloss cabinetry in soft grey tones, rose gold toned detailing and crisp quartz worktops. A generous central island anchors the room, creating an easy hub for morning coffee, homework and informal dining, with statement pendant lighting overhead. Integrated cooking appliances, a deep sink set beneath the window and subtle under cabinet lighting complete a space that feels both contemporary and highly practical. A separate utility room with external access keeps laundry and everyday storage neatly out of sight, so day to day life runs smoothly.

The conservatory is a wonderful extension of the living space, a bright, garden room beneath a vaulted roofline, with broad glazing that pulls in light from every angle. French doors open straight onto the terrace, making it an effortless spot for morning coffee, playtime, or easy entertaining, with the garden always in view.

Upstairs, the first floor landing is light filled, with a window drawing in natural daylight and giving the space an open, airy feel. A deep built in cupboard provides excellent practical storage. Doors lead to all four bedrooms and the family bathroom, with loft access positioned neatly above. There are four bedrooms in total, including a well proportioned principal suite with fitted storage and a modern en suite shower room, complemented by a family bathroom. Built in wardrobes feature across several bedrooms, adding the kind of storage that makes a real difference day to day.



Outside

From the front, the house has real presence, a pathway leads to the front door, and the corner plot setting gives the property a pleasing sense of space and separation from its neighbours. To the side, a driveway provides parking for two to three cars and leads to the detached double garage, which offers a full, open internal layout alongside twin up and over doors. Electric car charging point.

To the rear, the garden is enclosed and enjoys a sunny, southerly aspect. A wide paved terrace wraps the back of the house and sits perfectly against the conservatory and sitting room doors, an easy set up for barbecues, outdoor dining and relaxed afternoons. Steps rise to a lawned area bordered by fencing and a substantial brick wall, creating a secure, private feel and plenty of space for play, planting, or a mix of both.





Property Details

Services: Mains water, electricity, gas and drainage.

EPC Rating: Current: C - 69, Potential: C - 73, Rating: C

Council Tax: Band E

Tenure: Freehold

Authority: Plymouth City Council, Ballard House, West Hoe Road, Plymouth, PL1 3BJ,
Tel: 01752 668000

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the A38 heading towards Plymouth, turn off at Deep Lane. At the traffic lights turn right heading towards Plympton and stay in the right hand lane to follow the road onto Sandy Road. Follow the road and at the roundabout take the second exit onto Steer Park Road and follow the road all the way up before taking the first exit onto Greenwood Park Road. you will find number 7 on the corner on the left hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.

Key features:

- Executive detached family home on a prominent corner plot
- Enclosed, southerly facing rear garden
- Large conservatory garden room with vaulted ceiling and French doors to the terrace
- Recently fitted kitchen with contemporary finishes and modern fittings throughout
- Four bedrooms, principal en suite
- Utility room and ground floor cloakroom
- Detached double garage, driveway parking and electric car charging point
- Approx. 1,407 sq ft of accommodation, plus 317 sq ft double garage (total approx. 1,724 sq ft)

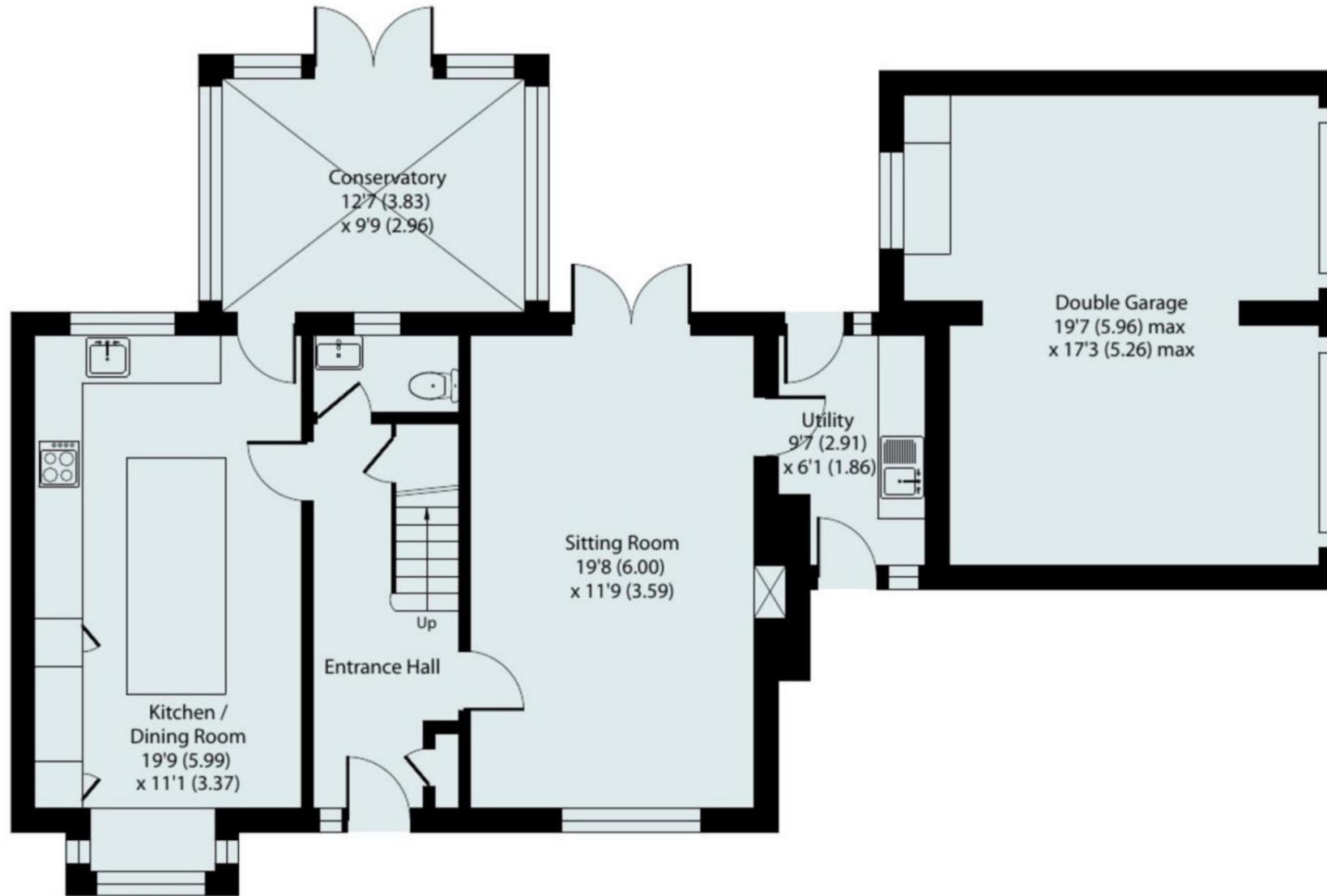


Approximate Area = 1407 sq ft / 130.7 sq m

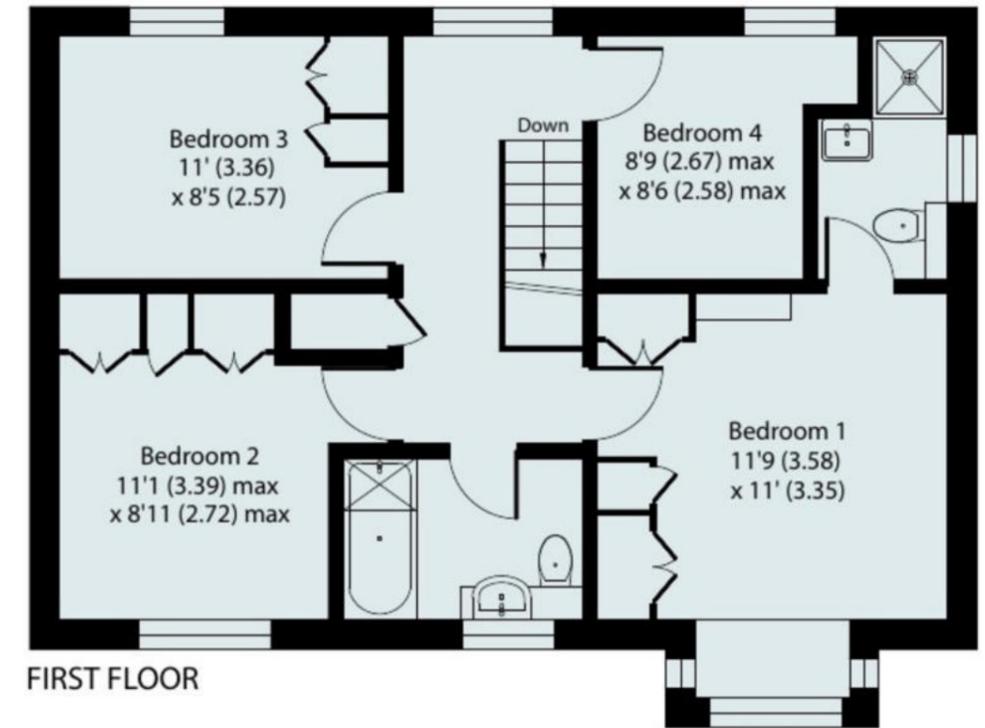
Double Garage = 317 sq ft / 29.4 sq m

Total = 1724 sq ft / 160.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590