



## 48 Greenwood Park Road

Chaddlewood, Plymouth, PL7 2WE

**£950 PCM**



Link detached family home with unfurnished accommodation, available from September 2019, comprising modern kitchen, lounge & separate dining room, 4 bedrooms, family bathroom & master en-suite. Attached garage with driveway & enclosed rear garden.



## 48 GREENWOOD PARK ROAD, CHADDLEWOOD, PLYMOUTH PL

### Accommodation (Accommodation)

Covered entrance. Wooden obscured glazed entrance door leading into the entrance porch.

### ENTRANCE PORCH

Inner door leading into the open plan dining area. Door leading into the downstairs wc.

### DOWNSTAIRS WC 4'8" x 6'5" (1.42 x 1.96)

Coloured suite comprising low-level toilet and corner sink unit. Window to the front.

### DINING AREA 15'1" x 13'6" ( (max) excluding the bay x (4.60 x 4.11 (4.61 (max) excluding the bay x)

2 built-in storage cupboards - one of which extends underneath the stairs. Turning staircase rising to the first floor accommodation. Windows to the front and side elevations. Wood-effect laminate floor which extends into both the lounge and the kitchen.

### LOUNGE 12'9" x 11'3" at its widest point (3.89 x 3.43 (3.91 x 3.44) at its widest point)

Double-glazed sliding patio doors lead out onto the rear patio and garden.

### KITCHEN/BREAKFAST ROOM 16'6" x 9'9" narrowing to 7'10" (5.03 x 2.97 (5.04 x 2.98) narrowing to 2.38)

Series of white-fronted matching eye-level and base units complemented by the black roll-edged work surfaces and tiled splash-backs with matching breakfast bar. Built-in appliances include 4-ring gas hob with electric oven beneath and a built-in extractor hood above. Inset single-drainer sink unit with mixer tap. Space and plumbing for washing machine and dishwasher. Space for under-counter refrigerator and freezer. Courtesy door into the garage. Window to the rear. uPVC double-glazed door leading to the rear garden.

### GARAGE 17'11" x 8'1" (5.46 x 2.46 (5.48 x 2.47))

Up-and-over-door to the front. Power and light.

### FIRST FLOOR LANDING

Built-in storage cupboard.

### BEDROOM THREE 10'3" x 6'7" (10'4" x 6'8") (3.12 x 2.01 (3.14 x 2.03))

Window to the front.

### BEDROOM ONE 10'5" x 9'6" (3.18 x 2.90)

Window to the front. Door leading into the ensuite.

### ENSUITE 5'9" x 4'5" (1.75 x 1.35)

White modern suite comprising corner shower with shower unit and spray attachment, sink unit and low-level wc. Window to the side.

### BATHROOM 5'10" x 5'6" (5'11" x 5'7") (1.78 x 1.68 (1.80 x 1.70))

Fitted with a modern suite comprising bath, sink unit and low-level toilet. Tiled from floor-to-ceiling.

### BEDROOM TWO 10'5" x 8'3" ( to face of wardrobe x 8'4") (3.18 x 2.51 ( to face of wardrobe x 2.54))

Built-in wardrobe. Window to the side.

### BEDROOM FOUR 9'0" x 7'3" (2.74 x 2.21)

Built-in wardrobe. Window to the rear.

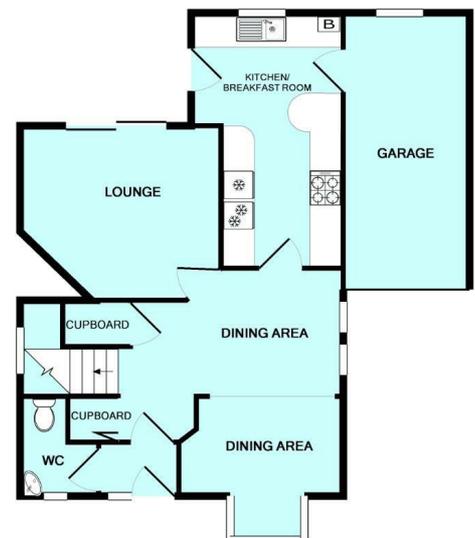
### OUTSIDE

To the front of the property is a mature, gravelled and planted area of garden with an adjacent drive which leads to the garage. Gate leading down the far side of the property through to the rear. The rear garden has a paved, level area leading to a small lawn and there is also a decked sitting area. Steps lead down to a further paved area with an outlook onto the local woods.

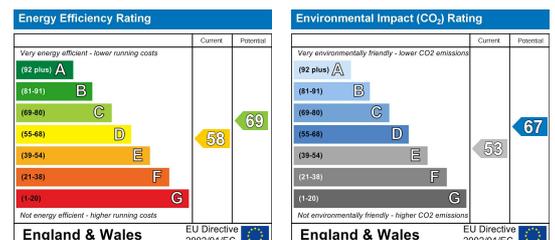
## Area Map



## Floor Plans



## Energy Efficiency Graph



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