



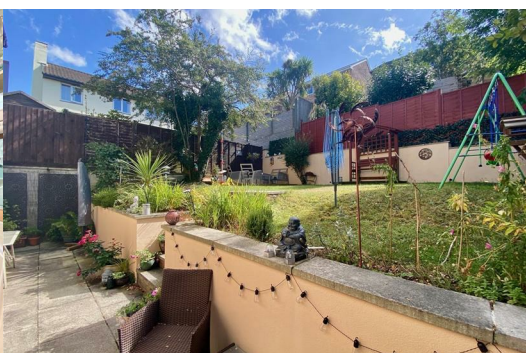
## 12 Greenwood Park Close

Plympton, Plymouth, PL7 2WP

£410,000



Situated in a quiet cul-de-sac in the Chaddlewood area of Plympton is this beautifully-presented detached family home with accommodation briefly comprising an entrance hall & downstairs wc, lounge, separate dining room & kitchen. Upstairs there are 4 good-sized bedrooms with a master ensuite & family bathroom. Outside, to the front a driveway provides off-road parking for 2 cars to the front of a twin garage, & there are gardens to the front & rear.



## GREENWOOD PARK CLOSE, PLYMPTON, PLYMOUTH PL7 2WP

### ACCOMMODATION

Obscured wood-effect uPVC double-glazed door opening into the entrance hall.

### ENTRANCE HALL 12'6" x 5'11" (3.82 x 1.81)

Doors providing access to the lounge, kitchen and downstairs wc. Stairs ascending to the first floor landing with storage space beneath.

### KITCHEN 10'9" x 8'5" (3.29 x 2.57)

Matching range of base and wall-mounted units incorporating a tiled worktop with a roll-edged wooden border and a tiled splash-back. Inset 4-burner gas hob with extractor over and stainless-steel sink with mixer tap. Integral oven and fridge/freezer. Spaces for a washing machine and dishwasher. Opening to the breakfast bar in the dining room. Wood-effect uPVC double-glazed window to the front elevation. Obscured wood-effect uPVC double-glazed door opening to the side walkway.

### LOUNGE 16'11" x 12'1" (5.17 x 3.69)

Gas fire set onto a polished stone hearth with surround and wooden mantel over. Open plan access into the dining room. uPVC wood-effect double-glazed window to the rear elevation. uPVC wood-effect double-glazed sliding patio door opening to the rear garden.

### DINING ROOM 12'0" x 8'5" (3.68 x 2.58)

uPVC double-glazed wood-effect window to the rear elevation.

### DOWNSTAIRS WC 12'6" x 5'11" (3.82 x 1.81)

Concealed cistern wc and surface-mounted bowl with mixer tap and storage unit beneath. Chrome heated towel rail. Obscured uPVC double-glazed wood-effect window to the side elevation.

### FIRST FLOOR LANDING 10'5" x 2'11" (3.18 x 0.89)

Doors providing access to the first floor accommodation. Drop-down loft access hatch.

### BEDROOM ONE 12'1" x 10'5" (3.69 x 3.20)

The room is fitted with a range of wardrobes, drawer units and overhead storage, including a vanity unit and a window seat with storage beneath. uPVC double-glazed wood-effect window to the rear elevation. Door opening to the ensuite.

### ENSUITE 6'7" x 5'1" (2.01 x 1.55)

Twin shower cubicle with mains-fed waterfall attachment, wash handbasin set into a storage unit with mixer tap and concealed cistern wc. Chrome heated towel rail. Obscured uPVC wood-effect double-glazed window to the front elevation.

### BEDROOM TWO 9'8" x 8'4" (2.96 x 2.55)

uPVC double-glazed wood-effect window to the front elevation with views over Hemerdon and beyond.

### BEDROOM THREE 10'5" x 7'7" (3.19 x 2.33)

Wood-effect uPVC double-glazed window to the rear elevation.

### BEDROOM FOUR 8'9" x 6'10" (2.67 x 2.10)

Wood-effect uPVC double-glazed window to the rear elevation.

### FAMILY BATHROOM 8'0" x 6'2" (2.46 x 1.88)

Corner bath and wash handbasin set into a wood-effect vanity storage unit with mixer tap and a marble-effect surface and a concealed cistern wc. Chrome heated towel rail. Storage cupboard. Partial decorative tiling to walls. Fully-tiled floor. Obscured wood-effect uPVC double-glazed window to the front elevation.

### OUTSIDE

The property is approached via a brick-paved driveway providing off-road parking for 2 cars, with steps ascending to the front door. There is an area of garden laid to lawn, bordered by mature shrubs and a walkway leading to the rear garden. The rear garden is south-facing with a patio area running adjacent to the rear of the house. The remaining garden is laid to lawn with mature borders and a decked section - ideal for family entertaining.

### TWIN GARAGES

Up-&-over doors to the front. Power and lighting. Mezzanine storage. Courty door to the rear leading to the garden.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

### SERVICES

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

### WHAT3WORDS

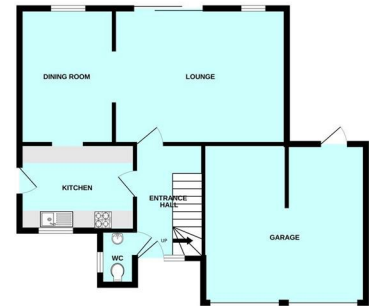
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## Area Map

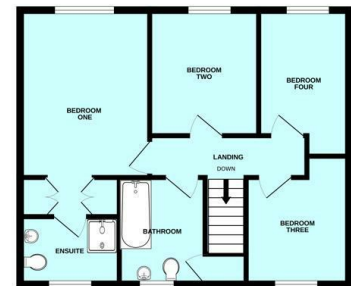


## Floor Plans

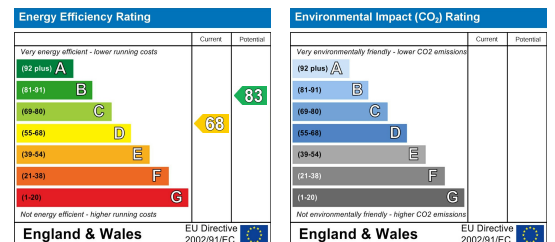
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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