



52 Woodford Avenue

Plympton, Plymouth, PL7 4QW

Offers Over £275,000



Lovely semi-detached family home in the heart of Woodford with a garage, shared driveway & an additional hardstand to the front. The accommodation comprises an entrance hall, cloakroom, lounge, open plan kitchen/diner, conservatory, 3 bedrooms & a family bathroom. To the rear is a landscaped garden - perfect for entertaining.



WOODFORD AVENUE, PLYMPTON, PL7 4QW

ACCOMMODATION

Composite front door with double-glazed leaded-light panel opening into the entrance hall.

ENTRANCE HALL 12'5" x 6'0" (3.8 x 1.84)

Staircase rising to the first floor landing with storage cupboard and door opening to the cloakroom. uPVC double-glazed window to the side. Door opening into the lounge and open plan kitchen/diner.

CLOAKROOM 4'7" x 2'5" (1.41 x 0.75)

Fitted with a matching suite comprising close-coupled wc and wall-mounted wash hand basin. Obscured uPVC double-glazed window to the side.

LOUNGE 13'11" x 12'2" into bay (4.26 x 3.71 into bay)

Feature fireplace with multi-fuel burner inset into the chimney breast. uPVC double-glazed bay window to the front. Laminate wood flooring.

KITCHEN/DINER 18'6" x 8'7" (5.65 x 2.63)

An open plan room with matching base and wall-mounted units incorporating roll-edged laminate work surfaces with inset sink unit, mixer tap and 4-ring ceramic hob with stainless-steel extractor hood over. Integrated oven and spaces for American style fridge/freezer, dishwasher and washing machine. Ample space for a dining table. Exposed wood flooring. uPVC double-glazed window to the side and 2 to the rear. uPVC double-glazed door opening into the conservatory.

CONSERVATORY 13'0" x 8'1" (3.97 x 2.48)

Constructed in uPVC beneath a polycarbonate roof. uPVC double-glazed windows to the side and rear. uPVC double-glazed door opening to the rear garden. Power and light. Plumbed with a radiator.

FIRST FLOOR LANDING

uPVC double-glazed window to the side. Doors providing access to the first floor accommodation.

BEDROOM ONE 13'9" x 11'6" (4.21 x 3.52)

uPVC double-glazed bay window to the front.

BEDROOM TWO 12'4" x 10'7" (3.78 x 3.25)

uPVC double-glazed window to the rear overlooking the garden.

BEDROOM THREE 6'10" x 6'7" (2.09 x 2.01)

uPVC double-glazed window to the front.

BATHROOM 7'10" x 7'4" (2.4 x 2.25)

Fitted with a matching suite comprising corner bath with multi-jet system, shower cubicle, pedestal wash hand basin and close-coupled wc. 2 obscured uPVC double-glazed windows to the side.

OUTSIDE

The property is approached via a shared driveway which runs alongside the property to the single garage. There is also additional parking on the hardstand to the front. To the rear is an enclosed rear garden with a paved patio and steps leading up to a lawn. A paved path leads to a further paved patio seating area.

GARAGE 7'10" x 16'5" (2.39 x 5.01)

Up-&-over door. Power and light. Storage area with windows to the side and rear. Courtesy door opening to the garden.

AGENT'S NOTE

Plymouth City Council

Council Tax Band C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map

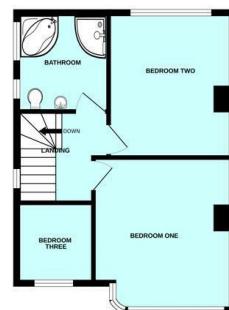


Floor Plans

GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph

