Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE

10 Woodland Drive

Plympton, Plymouth, PL7 1SN

£270,000

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This extended family home is situated in a quiet cul-de-sac, in an elevated position within the Merafield area of Plympton, with views looking out over Plympton & beyond. The property briefly comprises an entrance porch & hall, lounge, kitchen/diner & sun room whilst upstairs there are 3 bedrooms & the family bathroom. The property benefits from front & rear gardens, a garage & private driveway.

WOODLAND DRIVE, PLYMPTON, PLYMOUTH PL7 1SN

ACCOMMODATION
uPVC double-glazed door opening into the entrance porch.

ENTRANCE PORCH 5'0" x 4'7" (1.54 x 1.42)
uPVC double-glazed windows to both side elevations. uPVC double-glazed wood-effect door opening into the entrance hall.

ENTRANCE HALL 5'9" x 2'11" (1.77 x 0.91)
Door opening to the lounge. Stairs ascending to the first floor landing. Light grey laminate wood-effect flooring which continues throughout the ground floor.

LOUNGE 13'8" x 11'8" (4.18 x 3.56)
Inset gas fire set with a tiled hearth, surround and wooden mantel over. uPVC double-glazed bay window to the front elevation. Door opening to the kitchen/diner.

KITCHEN/DINER 15'1" x 8'3" (4.61 x 2.53)
Fitted with a matching range of white high-gloss base and wall-mounted units incorporating a roll-edged laminate worktop with inset stainless-steel sink and mixer tap over. Spaces for fridge/freezer, washing machine and cooker. Wall-mounted extraction hood. Matching breakfast bar. Storage cupboard housing the boiler. Further storage cupboard housing the electrics. uPVC double-glazed window to the rear elevation. Open plan access into the sun room.

SUN ROOM 7'8" x 7'5" (2.36 x 2.28)
Constructed beneath a polycarbonate roof with uPVC double-glazed panelling to the side and rear elevations. uPVC double-glazed door opening to the garden.

FIRST FLOOR LANDING 8'11" x 6'1" (2.73 x 1.86)
Doors providing access to the first floor accommodation. Loft access hatch. uPVC double-glazed window to the side elevation.

BEDROOM ONE 14'4" x 9'3" (4.37 x 2.84)
Fitted wardrobes with sliding, mirrored doors. uPVC double-glazed bay window to the front elevation.

BEDROOM TWO 9'10" x 8'8" (3.02 x 2.65)
Built-in wardrobe. uPVC double-glazed window to the rear elevation.

BEDROOM THREE 7'4" x 5'5" (2.26 x 1.67)
uPVC double-glazed window to the front elevation.

BATHROOM 6'0" x 5'1" (1.85 x 1.55)
Fitted with a matching suite comprising panel bath with an electric shower over, pedestal wash handbasin and a close-coupled WC. Obscured uPVC double-glazed window to the rear elevation.

OUTSIDE
The property is approached via a driveway laid to stone chippings, bordered by an area of lawn, leading to the garage and in turn around to the rear garden. The rear garden is south-facing and fully enclosed. There is a raised area of decking - ideal for entertaining - with an area of lawn to the side.

COUNCIL TAX
Plymouth City Council
Council Tax Band: B

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

WHAT3WORDS
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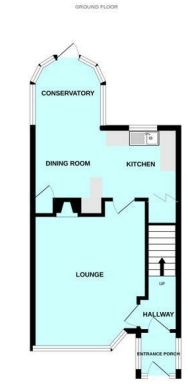
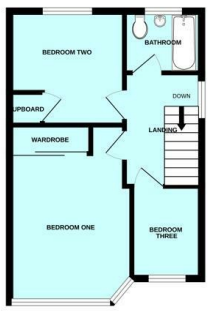
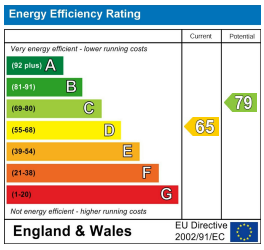
Area Map

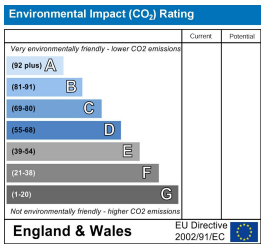
Floor Plans





Energy Efficiency Graph





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