



23 Woodland Drive

Plympton, Plymouth, PL7 1SN

£240,000



Semi-detached family home, tucked away in a quiet cul-de-sac within the Merafield area of Plympton. Well-presented throughout the accommodation briefly comprises an entrance hall, lounge, kitchen/diner, 3 bedrooms & modern bathroom. Low-maintenance gardens to the front & the rear - the latter offering perfect entertainment space. Garage & off-road parking.



WOODLANDS DRIVE, PLYMPTON, PLYMOUTH PL7 1SN

ACCOMMODATION

uPVC part-obsured double-glazed door leading into the entrance hall.

ENTRANCE HALL 7'4" x 4'0" (2.26 x 1.23)

Stairs rising to the first floor accommodation. Door leading into the lounge.

LOUNGE 12'9" x 11'9" (3.91 x 3.60)

uPVC double-glazed window to the front elevation. Wooden door with inset panelling leading into the kitchen/diner.

KITCHEN/DINING ROOM 15'0" x 8'0" (4.59 x 2.45)

Fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate worktop with inset 4-ring electric hob and stainless-steel extractor over and a composite sink with mixer tap. Inset oven. Spaces for fridge/freezer, dishwasher and washing machine. Storage cupboard. 2 uPVC double-glazed windows to the rear elevation with views over Plympton and beyond. uPVC double-glazed stable-style door providing access to the garden.

FIRST FLOOR LANDING 8'7" x 6'0" (2.64 x 1.84)

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

BEDROOM ONE 14'3" x 9'4" (4.36 x 2.85)

uPVC double-glazed window to the front elevation.

BEDROOM TWO 9'11" x 8'9" (3.03 x 2.67)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 7'4" x 5'6" (2.26 x 1.68)

uPVC double-glazed window to the front elevation.

BATHROOM 5'10" x 4'10" (1.78 x 1.49)

Matching suite comprising panel bath with mixer tap and shower attachment over, wash handbasin set into a storage cupboard and close-coupled wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the rear elevation.

GARAGE

Double-door. Power and lighting.

OUTSIDE

To the front a concrete driveway runs alongside the property providing off-road parking for 1-2 vehicles and leading to the garage. The garden area to the front of the property is tiered, laid to slate chippings, mature shrubs and flowers with steps leading down to the front door and a gate providing access to the rear garden. The rear garden is enclosed by picket fencing, mainly laid to patio and stone chippings, providing a perfect area for entertaining, with a sunny aspect and fantastic views over Plympton.

AGENT'S NOTE

Plymouth City Council
Council Tax Band: B

Area Map

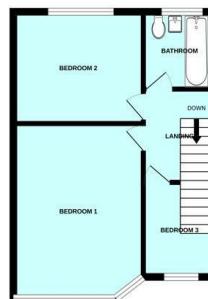


Floor Plans

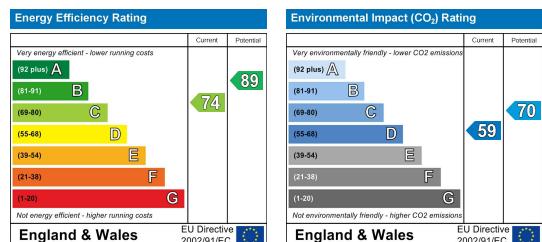
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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