



## 52 Woodford Avenue

Plympton, Plymouth, PL7 4QW

£320,000



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



## WOODFORD AVENUE, PLYMPTON, PLYMOUTH PL7 4QW

### ACCOMMODATION

Composite front door, with double-glazed lead-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 the open plan kitchen/diner.

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

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

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

Feature fireplace with multi-fuel burner set into the chimney breast. uPVC double-glazed bay window to the front.

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

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

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

Constructed in 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 lighting. Plumbed with a radiator.

### FIRST FLOOR LANDING

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

### 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 a corner bath with multi-jet system, shower cubicle, pedestal wash handbasin 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 house to the single garage. There is also additional parking on the hardstand to the front. To the rear is an enclosed garden with a paved patio and steps leading up to a lawn. A 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 lighting. Storage area with windows to the side and rear. Courtesy door opening to the garden.

### COUNCIL TAX

Plymouth City Council

Tax Band: C

### SERVICES

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

### WHAT3WORDS

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## Area Map

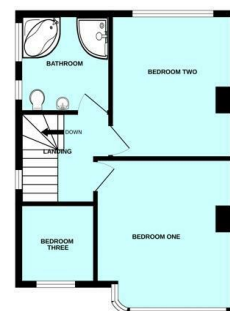


## Floor Plans

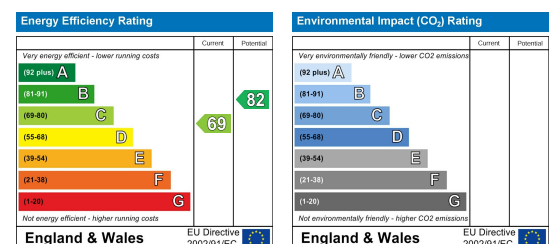
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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