Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



20 Woodford Crescent

Plympton, Plymouth, PL7 4QY

£325,000

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Spacious extended semi-detached Stanbury-built family home located on a quiet road in Woodford, within easy reach of several schools, shops & other amenities. The accommodation briefly comprises a porch, entrance hallway, lounge, dining room, sun room, kitchen & downstairs cloakroom/wc. On the first floor there are 4 bedrooms, ensuite shower room & a 4-piece family bathroom. Externally, there is a fully-enclosed sunny rear garden, parking for 3 cars to the front and a garage.







WOODFORD CRESCENT, PLYMPTON, PL7 4QY

ACCOMMODATION
Composite door with decorative obscured glass panels inset opening into the entrance porch.

ENTRANCE PORCH 6'6" x 4'9" (2.00 x 1.45)
Wooden door with obscured glass panels inset opening into the entrance hallway. uPVC double-glazed windows with obscured glass either side of the front door to the front elevation.

ENTRANCE HALLWAY 12'5" x 6'0" (3.80 x 1.83)
Doors providing access to the ground floor accommodation. Stairs ascending to the first floor accommodation. Under-stairs storage cupboard.

DOWNSTAIRS CLOAKROOM/WC 4'6" x 2'3" (1.38 x 0.71)
Fitted with a close coupled wc and a wall-mounted corner sink. Fully-tiled walls.

LOUNGE 13'7" into the bay x 12'2" (4.16 into the bay x 3.73)
Feature gas fireplace with a stone surround and York Stone hearth. Half bay window with a uPVC double-glazed window to the front elevation.

DINING ROOM 12'5" x 11'4" max (3.80 x 3.46 max)
uPVC double-glazed sliding doors leading to the sun room. Feature fireplace.

SUN ROOM 8'7" x 7'10" (2.62 x 2.39)
uPVC double-glazed door with an obscured glass panel inset leading into the kitchen. uPVC double-glazed sliding doors to the rear elevation leading out to the rear garden.

KITCHEN 16'9" x 7'7" narrowing to 6'10" (5.11 x 2.32 narrowing to 2.09)
Selection of base and wall-mounted units with rolled-edge laminate work-top. Inset stainless-steel one-&-a-half bowl single drainer sink with a mixer tap. Space for fridge-freezer, washing machine, dishwasher and oven. uPVC double-glazed window to the rear elevation.

FIRST FLOOR LANDING ONE 3'9" x 3'5" (1.15 x 1.06)
Doorway leading to bedroom one. uPVC double-glazed window to the rear elevation.

BEDROOM ONE 10'5" x 9'3" (3.19 x 2.82)
uPVC double-glazed window to the front elevation. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 6'2" x 4'3" (1.89 x 1.31)
Comprising a corner shower cubicle with an electric shower, close coupled wc and a pedestal sink. uPVC double-glazed window with an obscured glass panel to the rear elevation.

FIRST FLOOR LANDING TWO 8'1" x 7'5" (2.47 x 2.28)
Doors providing access to bedrooms two, three and four and the family bathroom.

BEDROOM TWO 13'4" x 11'7" max (4.08 x 3.54 max)
Built-in wardrobes, drawers and a dressing table. Half bay window with a uPVC double-glazed window to the front elevation.

BEDROOM THREE 12'5" x 10'10" (3.80 x 3.31)
Vanity hand basin. Built-in storage cupboard. Cupboard with a set of wooden stairs providing access to a loft room. uPVC double-glazed window to the rear elevation.

BEDROOM FOUR 6'7" x 6'7" (2.03 x 2.01)
uPVC double-glazed window to the front elevation.

FAMILY BATHROOM 7'8" x 7'4" (2.36 x 2.24)
Comprising a corner shower cubicle with a mains shower, panel bath, pedestal sink and a close coupled wc. Loft hatch providing access to the loft storage space.

LOFT SPACE 11'11" x 11'4" (3.65 x 3.47)
A non-habitable room. Velux window to the rear elevation.

GARAGE 17'10" x 9'4" (5.44 x 2.86)
Up-&-over door. Wall-mounted consumer unit. Power and lighting. Shelving. uPVC double-glazed door with obscured glass panel inset to the rear leading to the rear garden.

OUTSIDE
The property is approached via a brick-paved driveway bordered by a low level wall. Adjacent to the driveway is an area of front garden laid to gravel stones and some mature shrubs, plants and trees together with a small pond with a water feature. The rear garden is accessed from the sun room and is fully enclosed low maintenance easterly-facing garden. There is a raised area laid to astro turf with a patio area at the end. There is also a brick-built barbecue area and wall-mounted power points. A paved path leads around the side of the property to the garage door. Also to the side of the property, is a small patio area, shed and an outdoor shower area with a mains shower.

WHAT3WORDS
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COUNCIL TAX
Plymouth City Council
Council Tax Band: C

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

Area Map



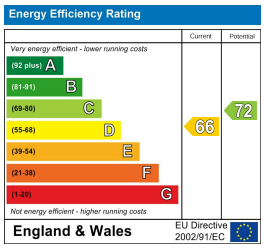
Floor Plans

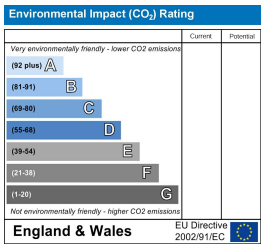






Energy Efficiency Graph





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