



28 Greenacres

Plymstock, Plymouth, PL9 7EW

£299,950



Spend time in viewing this attractively presented extended semi-detached family home located towards the head of a cul-de-sac in central Plymstock. The accommodation briefly comprises a lounge, feature kitchen/dining room leading onto a balcony, utility room with an adjoining shower room, 3 good-sized bedrooms & 4-piece modern bathroom. There are attractive landscaped gardens & patio areas with steps leading to a detached garage, which is accessed from the rear service lane.



GREENACRES, PLYMSTOCK, PL9 7EW

ACCOMMODATION

Access to the property is gained via the composite part double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL

Stairs rising to the first floor. Glazed inner door leading into the lounge.

LOUNGE 12'10" x 11'10" (3.93 x 3.61)

Double-glazed bay window to the front elevation. Feature stone fireplace with inset 'Living Flame' gas fire. Doorway leading into the kitchen/dining room.

KITCHEN/DINING ROOM 18'1" x 15'2" incl kitchen units (5.53 x 4.63 incl kitchen units)

Within the dining area there is a useful under-stairs storage cupboard. Obscured double-glazed door to the side elevation. Double-glazed window to the side elevation. The kitchen area is fitted with a range of contemporary-style matching eye-level and base units with solid granite work surfaces with matching up-stands. Inset one-&a-half bowl sink unit with mixer tap and a Quettle 4-in-1 Instant Boiling Water Tap. Number of integrated NEFF appliances including an induction hob, built-in electric double oven and grill, built-in microwave, integrated dishwasher, fridge, freezer and wine rack. Luxury Vinyl Tile (LVT) flooring. Double-glazed windows to the rear elevation with door providing access to the rear balcony. There is a lovely open outlook over local rooftops with views towards Billacombe Fields.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Double-glazed window to the side elevation. Loft hatch with a folding loft ladder leading to a boarded loft with light.

BEDROOM ONE 18'7" x 7'4" at widest points (5.67 x 2.25 at widest points)

Double-glazed window to the rear elevation with a lovely outlook over local rooftops and towards Billacombe Fields. Along part of one wall is a range of mirror-fronted floor-to-ceiling wardrobes providing storage and hanging space.

BEDROOM TWO 13'1" x 9'3" to the door recess (4 x 2.83 to the door recess)

Double-glazed window to the front elevation. Fitted wardrobe.

BEDROOM THREE 7'6" x 6'9" (2.29 x 2.07)

Double-glazed window to the front elevation. Built-in cupboard. Head-height storage unit.

BATHROOM 13'8" x 5'4" (4.18 x 1.63)

Modern white 4-piece suite comprising a sunken bath with granite steps, Quadrant-style corner shower with shower unit and spray attachment, sink unit with vanity cupboard beneath and low level wc with a boxed-in cistern. Vertical towel rail/radiator. Floor to ceiling tiles and tiled floor with under-floor heating. Obscured double-glazed windows to both the side and rear elevations.

UTILITY ROOM 11'0" x 11'2" (3.36 x 3.42)

Accessed via an external door to the side of the property. Reduced head height set at 1.09m. Within this area there is a range of storage units, work surfaces and an inset sink unit. Space and plumbing for washing machine and tumble-dryer. Two storage cupboards, one housing the gas boiler. Double-glazed window to the rear. Doorway leading to a shower room.

SHOWER ROOM 4'3" x 3'10" (1.30 x 1.17)

Wet-room style shower room with a shower area and a low level toilet. Tiled walls. Obscured double-glazed window to the rear elevation.

GARAGE 21'7" x 17'6" (6.58 x 5.34)

Electric up-&-over uPVC door to the front opening out onto the rear service lane. Power and lighting. uPVC obscured glass window to the side elevation.

OUTSIDE

The property is approached via a gate with steps leading down to the front and continuing down the side of the property. There are various flower beds which are home to a range of flowering shrubs and bushes. The rear garden is a lovely feature with a number of raised flower beds, a great-sized paved sitting area, greenhouse and feature pond. Further steps lead down to a lower level, where there is a further raised bed. There is also an area on top of the double garage which the current owners have created further raised planters. Steps lead down the side of the garage through to the courtesy door. There is outside lighting throughout the garden and to the front steps.

COUNCIL TAX

Plymouth City Council
Council tax band C

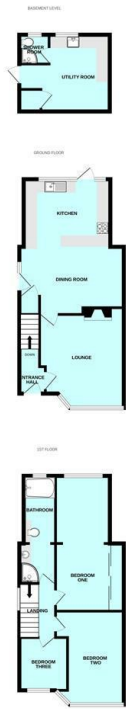
SERVICES

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

Area Map

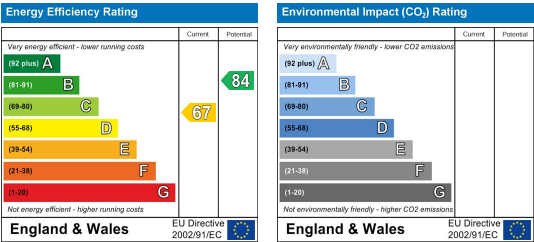


Floor Plans



Made with Metagis C2025

Energy Efficiency Graph



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