



104 Green Park Road

Plymstock, Plymouth, PL9 9LJ

£375,000



Extended detached family home with a proper 'WOW' factor. Open-plan kitchen/dining room & living area opening onto the landscaped rear gardens, separate formal lounge which could be used as a ground floor 4th bedroom if required & separate utility/downstairs wc, 3 first floor bedrooms & bathroom. Driveway & parking area. Small garage. Double glazing & central heating.



104 GREEN PARK ROAD, PLYMSTOCK, PLYMOUTH, PL9 9LJ

ACCOMMODATION

Entrance porch opening into the hallway.

ENTRANCE HALLWAY 9'10 x 13'3 (3.00m x 4.04m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor with cupboard beneath.

LOUNGE 14'10 x 12'1 (4.52m x 3.68m)

Picture window to the front elevation with lovely views toward Staddon Heights.

DOWNSTAIRS CLOAKROOM/WC 8'11 x 3'8 (2.72m x 1.12m)

Window to the side elevation (in the process of being completed). Inset spotlighting.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 31'6 x 22'3 (9.60m x 6.78m)

A beautifully designed extension to the rear of the property, overlooking and opening onto the garden. Ample space for seating and dining plus a study area. The kitchen cabinets are finished with contemporary fascias and contrasting work surfaces. Inset single-drainer sink unit. Built-in double oven with separate inset hob. Wine cooler. Integral dishwasher.

UTILITY ROOM 9'11 x 8'8 (3.02m x 2.64m)

Space for free-standing American style fridge/freezer. Space for washing machine and tumble dryer with a matching work surface. Door to the side elevation leading to the outside. Wall-mounted cabinets to match the kitchen (one of which houses the gas meter).

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase has a window to the front. Loft hatch.

BEDROOM ONE 16'1 x 12'4 (4.90m x 3.76m)

Window to the front elevation with superb views over the surrounding area toward Staddon Heights.

BEDROOM TWO 12'10 x 9'2 (3.91m x 2.79m)

Large picture window with fabulous views toward Staddon Heights.

BEDROOM THREE 11'10 x 8'7 (3.61m x 2.62m)

Window to the rear elevation overlooking the garden.

BATHROOM 6'9 x 5'5 (2.06m x 1.65m)

White suite comprising bath, built-in shower system with wall-mounted controls and glass shower screen, wash handbasin with drawer storage beneath and wc with partly-tiled walls. Obscured window to the rear elevation.

GARAGE 6'8 x 8'2 (2.03m x 2.49m)

Suitable for storage. Remote roller door. Power and lighting. Gas meter.

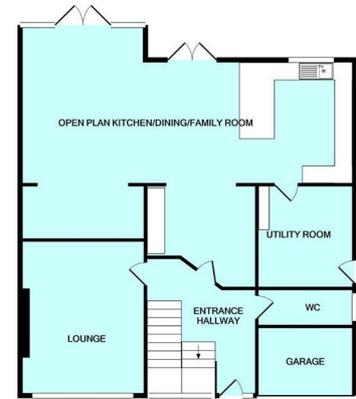
OUTSIDE

A paved driveway provides off-road parking with an additional parking area to the front. The remainder of the gardens are laid to lawn with shrubs and a natural stone terrace with lovely views. The rear garden has also been landscaped with areas laid to lawn and decking. The top of the garden has a raised decking area with a timber Wendy house.

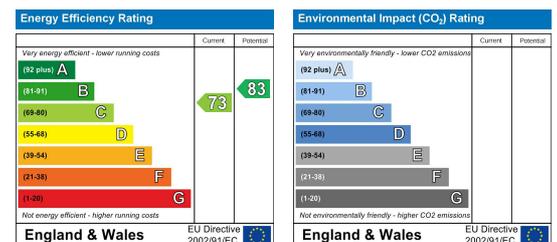
Area Map



Floor Plans



Energy Efficiency Graph



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