



29 Goswela Gardens

Plymstock, Plymouth, PL9 9JG

Price Guide £335,000



A beautifully presented extended semi-detached family home in this highly popular position with accommodation briefly comprising an entrance hall leading to an extended kitchen & to the rear the living room has been extended into a stunning open-plan living area with ample space for dining & seating, a study area & a conservatory opening onto the rear garden. On the first floor there are 3 bedrooms, a family bathroom & a utilised loft room with Velux windows providing fantastic views over Plymstock towards Plymouth. Paved area providing plentiful off-road parking. Rear level landscaped gardens with a timber garden building.



GOSWELA GARDENS, PLYMSTOCK, PL9 9JG

ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance hall.

ENTRANCE HALL 7'5 x 5'10 (2.26m x 1.78m)

Stairs ascending to the first floor accommodation. Under-stairs storage cupboard. Further uPVC double-glazed door leading through to the rear. Door opening into the lounge. Opening leading into the kitchen.

KITCHEN 19' x 9'7 max dimensions (5.79m x 2.92m max dimensions)

Series of matching high gloss eye-level and base units with wood-effect laminate work tops and complimentary tiled splash-backs. Inset stainless-steel single drainer one-&a-half bowl sink unit with mixer tap. 4-ring gas hob with electric oven beneath and extractor hood above. Space for built-in washing machine. Space for built-in tumble dryer. Door to the garage/store room.

LIVING/DINING ROOM 22'2 x 18'11 (6.76m x 5.77m)

Beautifully presented main reception area with smooth and coved ceiling. Built-in feature fire. Opening leading to the family dining space where there is a pitch polycarbonate roof, double-glazed windows to 3 elevations and double doors leading out onto the rear garden.

FIRST FLOOR LANDING

Useful storage cupboard. Doors providing access to the first floor accommodation.

BEDROOM ONE 11'10 x 10'4 (3.61m x 3.15m)

Double-glazed window to the front elevation. Built-in wardrobe.

BEDROOM TWO 10'5 x 9'8 (3.18m x 2.95m)

Double-glazed window to the rear elevation. Mirror-fronted built-in wardrobe.

BEDROOM THREE 8'3 x 8'2 wall-to-wall (2.51m x 2.49m wall-to-wall)

Mirror-fronted wardrobes along one wall. Double-glazed window to the rear elevation.

BATHROOM 8'1 x 6'3 (2.46m x 1.91m)

White modern suite with low level toilet, pedestal wash basin and 'P'-shaped bath with mixer tap and spray attachment as well as an additional shower unit with spray attachment above the bath with shower screen. Vertical towel rail/radiator. Fully tiled walls. Obscured double-glazed window to the front elevation.

UTILISED LOFT ROOM 19' x 12'10 at widest point (5.79m x 3.91m at widest point)

Accessed via a turning staircase on the main landing. Stairs rise to the utilised loft which has sloping ceilings to the front and rear elevations with a central line of spotlights. 2 Velux-style windows to the rear elevation. Eaves storage.

GARAGE/STORE 8'3 x 8'1 (2.51m x 2.46m)

Light. Power. Range of shelving and work bench.

OUTSIDE

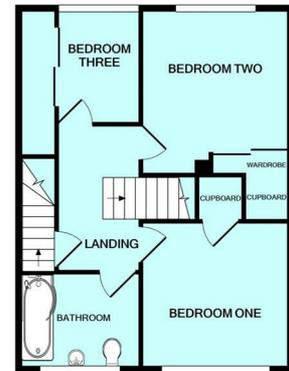
To the front of the property there is brick paved drive providing off-road parking for a number of vehicles with a screen of bushes down one side. A path leads to the front entrance. The rear garden is enclosed by timber fencing and is a fabulous feature to this property. There are various lawned areas and attractive planted borders as well as a decked sitting area with sheltered seating. Gravel paths lead to storage sheds.

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Area Map



Floor Plans



Energy Efficiency Graph

