



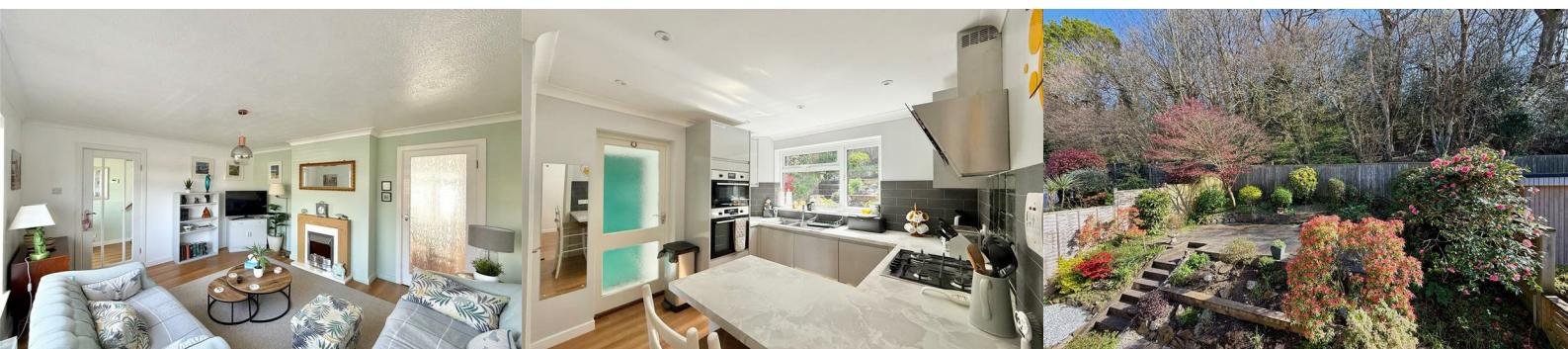
31 Greenhill Close

Plymstock, Plymouth, PL9 9JW

£375,000



Nicely-presented detached house in this highly sought-after location with gardens to the front & rear together with driveway & garage. The accommodation briefly comprises an entrance hall, lounge, separate dining room & kitchen/breakfast room leading to a rear hallway providing integral access to the garage & downstairs wc. On the first floor, a landing provides access to 3 bedrooms, bathroom & separate wc. The property backs onto woodland & has lovely views. Double-glazing & central heating.



GREENHILL CLOSE, PLYMSTOCK, PL9 9JW

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 13'2 x 6'2 (4.01m x 1.88m)

LVT flooring. Staircase ascending to the first floor. Doors providing access to the ground floor accommodation.

LOUNGE 14'6 x 13'3 (4.42m x 4.04m)

Window with fitted blind to the front elevation. Chimney breast with fireplace with a fitted remote control electric fire. LVT flooring. Coved ceiling. Glazed doorway opening into the dining room.

DINING ROOM 10'10 x 10'2 (3.30m x 3.10m)

LVT flooring. Window with fitted blinds to the rear elevation overlooking the garden. Glazed doorway opening into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 10'2 x 9'10 (3.10m x 3.00m)

Fitted with a range of modern base and wall-mounted cabinets with grey gloss fascias contrasted by matching work surfaces and tiled splash-backs. Breakfast bar. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven and microwave. Separate stainless-steel 4-burner gas hob with a cooker hood above. Integral fridge. Under-stairs storage cupboard with shelving. LVT flooring. Window to the rear elevation overlooking the garden. Glazed doorway opening into the rear hallway.

REAR HALLWAY

Providing integral access to the garage. Doorway leading to the downstairs wc. LVT flooring. Obscured glazed door leading to outside.

DOWNSTAIRS WC

Fitted with a low level flush cistern. LVT flooring. Obscured window to the rear elevation.

FIRST FLOOR LANDING 10'7 x 6'8 incl stairs (3.23m x 2.03m incl stairs)

Providing access to the first floor accommodation. Loft hatch. Built-in cupboard with slatted shelving. Window to the side elevation.

BEDROOM ONE 13'3 x 10'11 (4.04m x 3.33m)

Situated to the front of the property. LVT flooring. Window with a fitted blind.

BEDROOM TWO 10'10 x 10'2 (3.30m x 3.10m)

Window with a fitted blind to the rear elevation. LVT flooring. Built-in wardrobe.

BEDROOM THREE 10' x 7' (3.05m x 2.13m)

Window with fitted blind to the front elevation. Built-in wardrobe.

BATHROOM 6'5 x 5'4 (1.96m x 1.63m)

Comprising a bath with a shower system over and a glass shower screen and a basin with a cupboard beneath. Chrome towel rail/radiator. Fully-tiled walls. Obscured window to the rear elevation.

SEPARATE WC

Fitted with a wc with a concealed cistern and a push-button flush and a small basin with a cabinet beneath. Obscured window to the side elevation.

GARAGE 21'6 max depth x 8'5 (6.55m max depth x 2.57m)

Up-&-over door to the front elevation. Plumbing for washing machine. Wall-mounted Ideal gas boiler. Power and lighting. Gas meter, electric meter and consumer unit. Obscured window to the side elevation. Integral access to the property.

OUTSIDE

A driveway provides off-road parking. The front garden is laid to lawn with a chipping border and shrubs. The rear garden has been landscaped with patio areas, shrub and flower beds, and a paved area is laid adjacent to the rear of the property. The garden backs onto to woodland providing lovely woodland views.

COUNCIL TAX

Plymouth City Council
Council tax band D

SERVICES

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

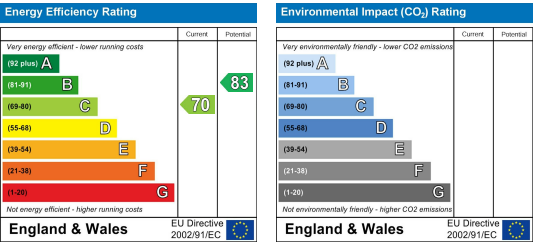
Area Map



Floor Plans



Energy Efficiency Graph



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