



35 Greenhill Close

Plymstock, Plymouth, PL9 9JW

£385,000



Extended semi-detached family home in a popular cul-de-sac location with accommodation briefly comprising an entrance hall, sizeable kitchen/dining room, separate lounge, utility room, 4 bedrooms, master ensuite shower room & family bathroom. Garage & off-road parking for a number of vehicles. Enclosed terraced rear garden. Double-glazed & gas central heating.



GREENHILL CLOSE, PLYMSTOCK, PL9 9JW

ACCOMMODATION

Obscured uPVC double-glazed door leading into the entrance hallway.

ENTRANCE HALL

Wood-effect laminate flooring which extends into the kitchen/dining room. Stairs rising to the first floor with under-stairs storage cupboard. Door leading into the lounge.

LOUNGE 14'6" x 13'2" (4.43 x 4.03)

Double-glazed window to the front elevation. Feature fireplace with inset electric fire.

KITCHEN/DINING ROOM 14'6" x 13'2" (4.43 x 4.03)

Series of contemporary matching eye-level and base units with wooden work surfaces. Inset one-&-a-half bowl sink unit with mixer tap. Built-in electric double oven and and built-in 4-ring electric hob. Built-in dishwasher. Storage cupboard. Double-glazed window to the rear elevation. Folding doors leading onto the rear deck. Door leading into the utility room.

UTILITY ROOM 7'5" x 8'2" (2.28 x 2.50)

Obscured double-glazed window to the side elevation. Part-obscured double-glazed door providing access to the rear. Continuation of the wood-effect laminate floor. Space and plumbing for washing machine. Space for tumble dryer. Space for further fridge/freezer. Door leading into the garage.

FIRST FLOOR LANDING

Loft hatch. Study area. Door leading to walk-in airing cupboard/storage.

WALK-IN AIRING CUPBOARD/STORAGE

Range of shelving.

BEDROOM ONE 10'10" x 10'3" excl door recess (3.31 x 3.13 excl door recess)

Double-glazed window to the rear elevation. Open storage cupboard. Door leading to the ensuite shower room.

ENSUITE SHOWER ROOM 6'5" x 5'5" (1.97 x 1.67)

Fitted with a white modern suite comprising quadrant-style shower with shower unit and spray attachment, curved shower screen door and tiled area surround, pedestal wash handbasin and low-level toilet. Obscured double-glazed window to the rear elevation.

BEDROOM TWO 13'3" x 10'11" excl door recess (4.04 x 3.33 excl door recess)

Double-glazed window to the front elevation.

BEDROOM THREE 10'11" x 8'9" (3.34 x 2.69)

Double-glazed window to the front elevation. Small loft hatch.

BEDROOM FOUR 10'0" x 6'10" (3.05 x 2.10)

Double-glazed window to the front elevation.

BATHROOM 8'10" x 5'10" (2.71 x 1.78)

Fitted with a white modern suite comprising quadrant-style shower with shower unit and spray attachment, double doors and tiled area surround, bath with mixer tap, spray attachment and tiled area surround, wash handbasin with mixer tap and low-level wc. Vertical towel rail/radiator. Obscured double-glazed window to the rear elevation.

GARAGE 16'6" x 8'4" (5.03 x 2.56)

Up-&-over door to the front elevation. Obscured double-glazed window to the side elevation. Wall-mounted electric and gas meters and consumer unit.

OUTSIDE

To the front there is an open plan area of garden laid to lawn with an adjacent brick-paved driveway providing space for 2 vehicles. To the rear the garden is enclosed by fencing with a decked area adjacent to the rear of the property and steps rising to an area laid to lawn with raised, cultivated flower beds.

COUNCIL TAX

Plymouth City Council

Council tax band C

Area Map



Floor Plans

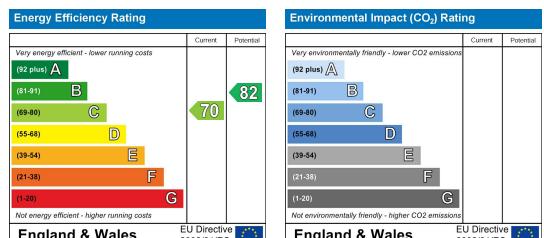


GROUND FLOOR



1ST FLOOR

Energy Efficiency Graph



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