



## 6 Oakwood Close

Woolwell, Plymouth, PL6 7RP

Offers Over £350,000



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**OAKWOOD CLOSE, WOOLWELL, PLYMOUTH, PL6 7RP**

**GUIDE PRICE £350,000 - £360,000**

### LOCATION

A well presented, spacious extended detached 3 bedroom property with garage, on a generous corner plot with wrap around garden & enclosed rear garden, is tucked away in a small cul-de-sac of only 13 properties within the residential area of Woolwell. Located on the popular northern side of the city with a variety of local services & amenities to hand, including Woolwell Community Centre, a popular primary school and nurseries, shops, post office, takeaway outlets & doctors surgery with good bus routes.

### ACCOMMODATION

Entrance via a uPVC obscured double-glazed door with an obscured double-glazed window to one side opening up into the entrance hall;

### GROUND FLOOR

#### ENTRANCE HALL

**12'1" x 5'8" (3.7 x 1.75)**

Staircase rising to the first floor landing with open storage area under. Doors leading off to the cloakroom, open-plan kitchen/diner. An oak door with glazed panels opens up into the lounge.

#### CLOAKROOM

**5'5" x 7'0" (1.66 x 2.15)**

Modern suite of close coupled wc with hidden cistern, wash hand basin inset into white high gloss vanity storage cupboards below, mirrored mosaic tiled splash-back, chrome heated towel rail, wood-effect vinyl flooring & a door to a storage cupboard. Obscured uPVC double-glazed window to the rear.

### LOUNGE

**17'3 x 10'10 (5.26m x 3.30m)**

A light & airy dual aspect room with feature fireplace which is a composite stone hearth, mantle & surround, with an inset living flame gas fire. Television point. uPVC double-glazed window to the front. uPVC double-glazed french doors opening up out to the rear garden.

### KITCHEN/DINER

**26'6" x 8'5" (8.08m x 2.58m)**

Extended well designed modern Wren kitchen which consists of matching base & wall mounted units to include integrated: twin oven, dishwasher, separate washing machine & tumble dryer, fridge/freezer. Roll edge quartz worktop, quartz up-stands with an inset four ring induction hob with a filter hood over. 1.5 bowl sink unit with mixer tap, dual aspect with uPVC sun reflective double-glazed window to the front. uPVC double-glazed window to the side. Ceiling spotlights. Engineered oak floor. Ample space for a dining table. Upright contemporary radiator. uPVC double-glazed door opening out into the rear garden with fitted blind. Ideal Logic wall mounted boiler concealed in the unit.

### FIRST FLOOR LANDING

**9'4" x 6'8" (2.87m x 2.05m)**

Access hatch to roof void. Loft is part-boarded. Doors leading off into the bathrooms and bathroom. uPVC double-glazed window to the rear overlooking the garden.

### BEDROOM ONE

**13'4 x 10'3 (4.06m x 3.12m)**

Double bedroom with uPVC sun reflective double-glazed window to the front. Distant views over Derriford. Door opening up into the en-suite.

### EN-SUITE

**7'5 x 5'9 max (2.26m x 1.75m max)**

Modern matching suite of close coupled wc, wash hand basin

inset into vanity storage cupboard below. Shower cubical with fitted shower. Heated towel rail. 2 obscured uPVC double-glazed windows to the front.

## BEDROOM TWO

**10'2 x 8'8 (3.10m x 2.64m)**

Double bedroom with uPVC sun reflective double-glazed window to the front. Door into the airing cupboard which houses the pressured water tank which has the option of using as an electric emersion.

## BEDROOM THREE

**10'1 x 6'9 (3.07m x 2.06m)**

uPVC double-glazed window to the rear overlooking the garden.

## BATHROOM

**6'8 x 5'6 (2.03m x 1.68m)**

Suite of panelled bath with fitted shower over, pedestal wash hand basin & close coupled wc. Tiled floor & tiled walls. Chrome heated towel rail. Obscured uPVC double-glazed window to the rear.

## OUTSIDE

The property is approached via some steps leading up to the front door & also from the side of the property leading from the driveway & garage which has car parking for 1 to 2

vehicles. A brick paved path giving you level access to the rear of the property. The main front garden has a lawn & rockery area with the side garden laid with low maintenance shrubs. To the side a further rockery area with the detached garage. A sandstone paved path runs alongside the property with a wooden gate which gives access to the rear garden.

## GARDEN

The rear garden has a lovely sunny aspect & is laid for ease of maintenance with an Indian sandstone patio area & a large composite deck built on a composite frame with built-in garden lighting. Providing a good place to entertain family & friends in. A rear access double-glazed door leads into the garage.

## GARAGE

**17'3 x 9 (5.26m x 2.74m)**

Up & over door. Light & power available.

## COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

## SERVICES

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



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

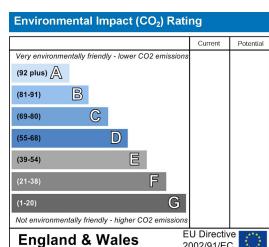
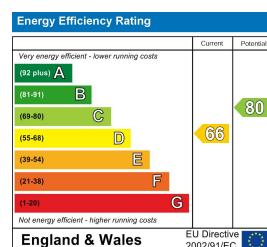


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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