



## 10 Glenwood Road

Mannamead, Plymouth, PL3 5NH

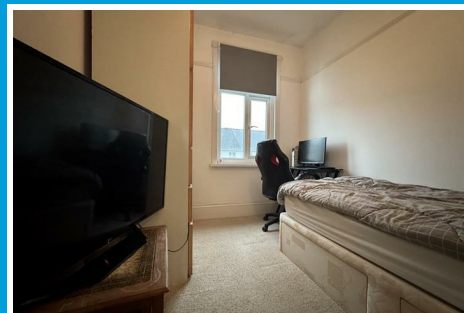
Offers Over £325,000



# 10 Glenwood Road

Mannamead, Plymouth, PL3 5NH

**Offers Over £325,000**



## GLENWOOD ROAD, MANNAMEAD, PLYMOUTH, PL3 5NH

### ACCOMMODATION

Entrance via a uPVC double-glazed door which opens into the porch.

### PORCH

5'11" x 5'7" (1.82m x 1.72m )

Tiled floor. uPVC double-glazed stained glass windows to front & side. Wooden door with obscured glazed panel opens into the entrance hall.

### ENTRANCE HALL

16'8" x 6'0" widening to 7'9" (5.09m x 1.83m widening to 2.37m )

Exposed wooden floorboards. Staircase rising to the first floor landing. Doors open into the lounge & kitchen, dining room & cloakroom. Under-stairs storage cupboards.

### CLOAK

3'11" x 2'6" (1.2m x 0.77m)

Matching suite of close coupled wc & wall mounted wash hand basin.

### LOUNGE

15'8" x 14'6" into the bay (4.8m x 4.42m into the bay)

uPVC double-glazed bay window to the front. Feature fireplace with wooden mantle & surround with cast iron inset & an open grate. Covings. Picture rail.

### DINING ROOM

14'2" x 11'10" (4.32m x 3.63m )

Feature fireplace with wooden mantle & surround, tiled

inset & open grate. Ample space for a dining table. Covings. Picture rail. uPVC double-glazed French doors open to the rear garden. Opening looking into the kitchen.

### KITCHEN

11'6" x 7'9" (3.53m x 2.38m)

Matching base & wall mounted units to include space for a cooker, under counter fridge & dishwasher. Roll edge solid wood worktops have inset sink unit with mixer tap. Tiled splash-back. Wall mounted Vaillant boiler concealed in unit. uPVC double-glazed window to the rear. uPVC obscured double-glazed door opens to the rear garden. Exposed wooden floorboards.

### FIRST FLOOR LANDING

9'8" x 7'9" (2.95m x 2.37m)

Doors leading to the bedrooms & bathroom. Picture rail.

### BEDROOM ONE

15'9" x 9'6" maximum (4.82m x 2.92m maximum)

Fitted wardrobes running along one wall with hanging rails & shelving. uPVC double-glazed bay window to the front. Picture rail.

### BEDROOM TWO

14'3" x 11'1" maximum (4.36m x 3.4m maximum)

Feature fireplace, wooden mantle & surround, tiled inset & open grate. uPVC double-glazed window to the rear. Fitted wardrobe with overhead storage unit to one chimney breast recess.

### BEDROOM THREE

9'6" x 7'9" (2.90m x 2.36m)

uPVC double-glazed window to the front. Picture rail. Access hatch to roof void.

## BATHROOM

7'9" x 8'3" (2.38m x 2.52m )

Attractive matching suite of panelled bath with mixer shower attachment, separate twin shower cubical with fitted shower, close coupled wc & pedestal wash hand basin. Part-tiled walls. Ceiling spotlights. Two obscured uPVC double-glazed windows to the rear. Heated towel rail.

## OUTSIDE

The property is approached via a brick paved driveway allowing off-road parking for one vehicle. This is bordered on one side by a section of lawn with a flower & shrub border to the front & side.

## GARDEN

To the rear an enclosed garden which consists of a path leading to a workshop. The main garden is laid to a composite decked area which provides a lovely space to entertain family & friends in.

## WORKSHOP AREA

17'2" x 7'11" (5.25m x 2.43m)

Light & power available. Plumbing for a washing machine. Access into the garage.

## GARAGE

14'8" x 8'1" (4.49m x 2.47m )

Up & over door. Light & power available.

## COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

## SERVICES PLYMOUTH

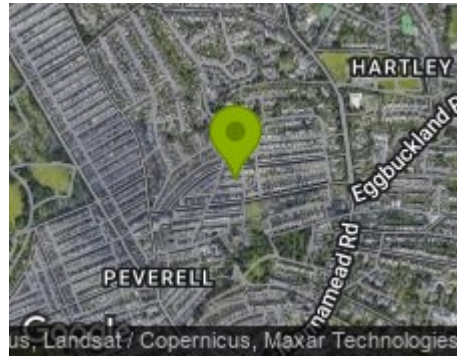
The property is connected to all the mains services: gas, electricity, water and drainage.



## Road Map



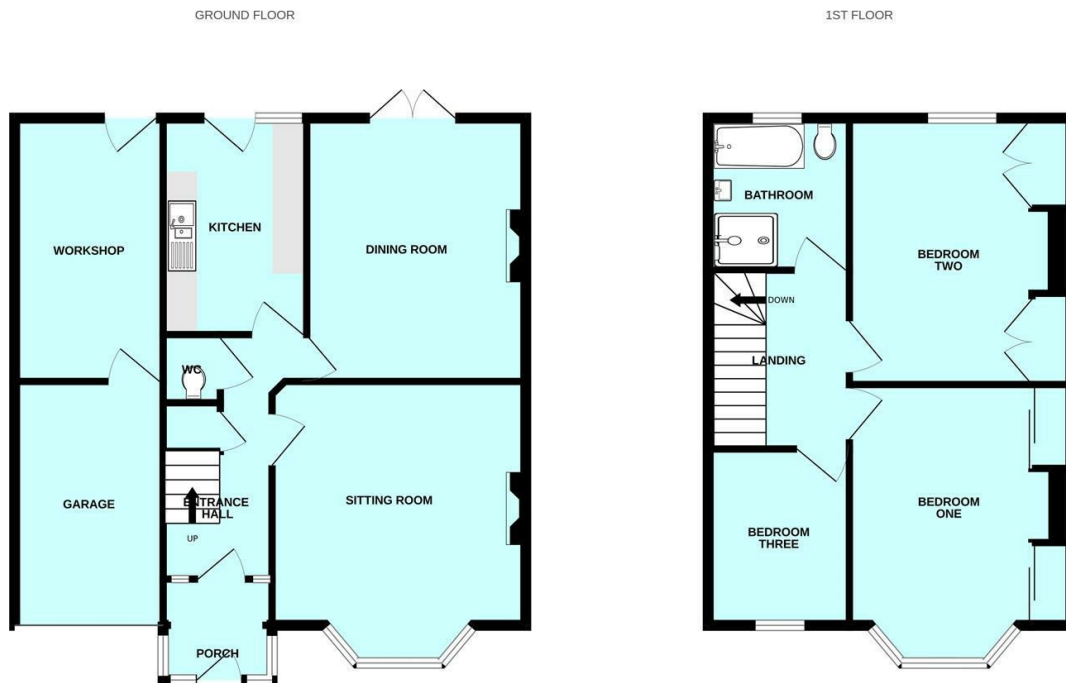
## Hybrid Map



## Terrain Map



## Floor Plan

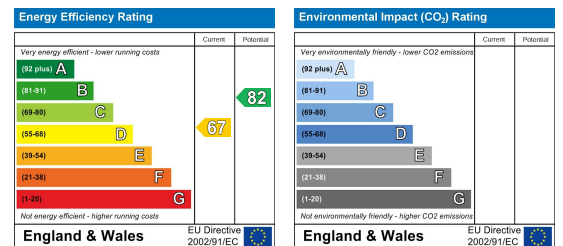


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## Viewing

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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