Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

Little Croft Woodside

Greenbank, Plymouth, PL4 8QE

£350,000

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LITTLE CROFT, WOODSIDE, GREENBANK, PLYMOUTH, PL4 8

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door with double-glazed curved arch over opening up into the porch.

PORCH

6'11" x 3'10" (2.13m x 1.19m)

Decorative tiled floor. Black obscured uPVC double-glazed door with opening up into the entrance hall with obscured double-glazed windows on either side.

ENTRANCE HALL

12'8" x 7'0" (3.87m x 2.14m)

Staircase rising to the first floor landing with under-stairs storage cupboards. Door opening up into the lounge.

LOUNGE

12'11" x 12'0" plus bay (3.95m x 3.66m plus bay)

Multi-fuel burner inset into the chimney breast with decorative tiled surround. uPVC double-glazed curved bay window to front. Square arch opens up into the open plan kitchen/diner.

KITCHEN/DINER

19'1" x 15'10" (5.83m x 4.84)

A lovely light & airy room. open plan room ample space for a dining table. Matching base & wall-mounted units to include the range style oven, dishwasher & integrated fridge/freezer. Bevel edged worktops with inset 1.5 sink unit with mixer tap, draining lines & matching upstands. Wall-mounted Worcester boiler concealed into unit. Decorative tiled-effect vinyl flooring in the kitchen area. uPVC double-glazed door opening out to the rear porch/utility. uPVC double-glazed window to rear looking into porch/utility. uPVC double-glazed doors open up out to the garden room.

UTILITY

7'3" x 5'8" max (2.23m x 1.73m max)

Door through to cloakroom. Door opens into utility cupboard with plumbing for a washing machine & shelving above. Further part-shelved storage cupboard. uPVC double-glazed window to side. Skylight to roof.

CLOAKROOM

3'6" x 2'8" (1.08 x 0.82)

Matching suite of close coupled wc with inset sink into the cistern.

GARDEN ROOM

12'1" x 6'9" (3.69m x 2.08m)

uPVC double-glazed bi-folding doors opening out to the garden. Skylight to roof. Ample space for sofas. Wood-effect laminate flooring.

FIRST FLOOR LANDING

10'5" x 7'0" (3.2m x 2.14m)

Stained glass window to the roof. Access hatch to roof void. Doors leading through to the bedrooms, shower room & airing cupboard.

BEDROOM ONE

12'2" x 14'7" max (3.71m x 4.46m max)

uPVC double-glazed window to front. Fitted wardrobes to both chimney breast recesses. Picture rail.

BEDROOM TWO

15'8" x 12'1" (4.8m x 3.69m)

uPVC double-glazed curved bay window to rear. Doors

opening up to wardrobes with hanging rail & shelving. Second walk-in cupboard with hanging rail & shelving. Wash-hand basin inset into vanity storage cupboard below with wall mounted mirrored medicine cabinet with open storage areas. Fitted shaver point. Picture rail. uPVC double-glazed window looks over the rear garden.

BEDROOM THREE
8'5" x 7'0" (2.58m x 2.15m)
uPVC double-glazed window to front. Picture rail. Fitted wardrobe with hanging rail & shelving.

SHOWER ROOM
7'3" x 6'10" (2.23m x 2.09m)
Matching suite of walk-in shower cubicle with twin shower heads, both rainfall & hand-held. Close coupled wc with hidden cistern. Frosted glazed sink unit inset into white high gloss vanity storage cupboards below. Heated towel rail. Wall-mounted high gloss tall boy unit. Herringbone style vinyl flooring. Marble effect aqua boarding fitted to the walls. Obscured uPVC double-glazed window to rear.

EXTERNALLY
The property is approached via a wrought iron gate giving access to a path leading to the front door. To the rear the garden has a circular paved patio area with flower beds running along 3 sides surrounding. Path runs through to workshop with a Pond to one side. Door into the workshop.

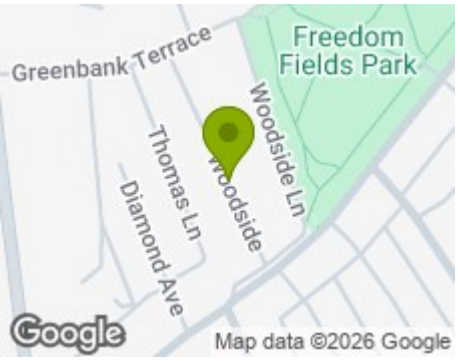
WORKSHOP
9'3" x 13'4" (2.83m x 4.07m)
Two single-glazed windows to front. Door into cupboard. Door opens up into garage.

GARAGE
16'2" x 9'11" (4.94m x 3.04m)
Roller door to the front. Single-glazed window to rear. Light & power available.

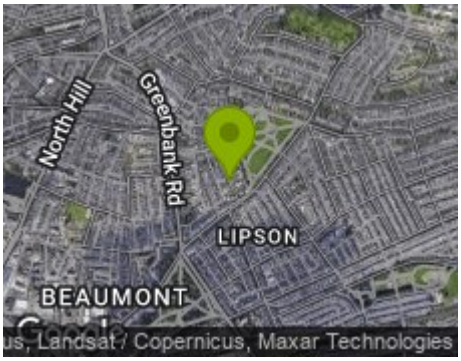
COUNCIL TAX
Plymouth City Council
Council Tax Band: E

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

Road Map



Hybrid Map



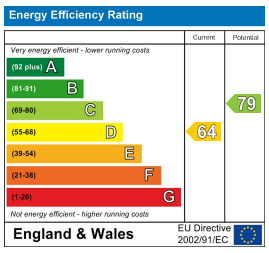
Terrain Map

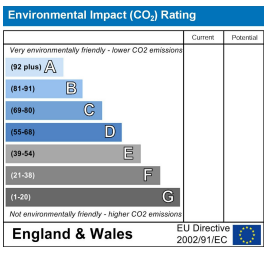
Floor Plan

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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