



11 Larch Drive

Woolwell, Plymouth, PL6 7SW

£325,000



A beautifully presented end of terrace family home located in a quiet cul-de-sac in Woolwell. The accommodation comprises of an entrance hall, lounge & open plan kitchen/dining room running across the the back of the property out to the rear garden. On the first floor is 3 bedrooms with a lovely modern bathroom. Outside the property is approached via a brick paved driveway allowing off-road parking for 3 vehicles & a single garage. To the rear is a delightful garden with a paved, decked seating areas & a lawn for children to play on.



LARCH DRIVE, WOOLWELL, PLYMOUTH, PL6 7SW

ACCOMMODATION

Entrance via a composite front door with obscured glazed panel which opens up into the entrance hall.

ENTRANCE HALL 8'7" x 4'7" (2.62m x 1.41m)

Tiled floor. Staircase rising to the 1st floor landing. Oak wood door with glazed panel opens up into the lounge.

LOUNGE 14'10" x 11'5" max (4.54m x 3.5m max)

Feature fireplace. uPVC double-glazed window to the front with fitted shutters. Covings. Oak door with glazed panel opens up into the dining rom.

DINING ROOM 10'1" x 7'4" (3.09m x 2.25m)

Ample space for a dining table. Tiled-effect laminate wood flooring. Twin doors to under-stairs storage cupboard. Ceiling spotlights. Speakers inset into ceiling. uPVC double-glazed French doors opening out into the back garden. Curved arch opens up into the kitchen.

KITCHEN 10'1" x 7'2" (3.08m x 2.2m)

Attractive matching base & wall-mounted units to include integrated oven, microwave dishwasher & fridge. Fitted storage. Roll-edge laminate work surfaces with inset 4 ring ceramic hob.1.5 bowl sink unit with mixer tap. Matching up-stands. uPVC double-glazed window to the rear. Filtered tap. Panel lighting.

FIRST FLOOR LANDING 10'7" x 5'11" (3.23m x 1.82m)

Doors leading off to the bedrooms, bathroom & shelved airing cupboard which houses a hot water cylinder. Access hatch to roof void.

BEDROOM ONE 13'10" x 8'8" (4.24m x 2.65m)

Twin doors open up to a wardrobe with hanging rail & shelving. uPVC double-glazed window to front with fitted shutters. Ceiling spotlights.

BEDROOM TWO 9'5" x 8'2" (2.88m x 2.49m)

Door to a fitted wardrobe with hanging rail & shelving. uPVC double-glazed window to rear overlooking garden.

BEDROOM THREE 8'11" x 6'5" (2.74m x 1.96m)

Currently being used as a dressing room. Wood-effect laminate flooring. Twin door to a wardrobe with hanging rail, shelving & fitted chest of drawers. uPVC double-glazed window to front with fitted shutters. Ceiling spotlights.

BATHROOM 6'5" x 5'7" (1.98m x 1.72m)

Matching suite of panel bath, fitted shower over with bi-folding shower screen. Close coupled wc. Wash-hand basin inset into high gloss vanity storage cupboards below. Tiled walls. Tiled floor. Chrome heated towel rail. Obscured uPVC double-glazed window to rear.

OUTSIDE

The property is approached via a brick-paved driveway allowing off-road parking for 2 vehicles. Section of lawn to 1 side & to the fore of the garage.

GARAGE 16'8" x 8'4" (5.09m x 2.55m)

Up-and-over door. Roll-edge laminate work surface with space below for washing machine & tumble dryer. Space alongside for freezer area. Fitted work bench to the rear. Storage in eaves.

REAR GARDEN

Delightful rear garden consisting of large paved patio seating area providing a lovely space to entertain family & friends in. Steps leading up to the main section of the garden. Lawned. Running along a couple of the boundaries are inset shrubs & plants. Further decked area backing on to the garage. Second patio towards the rear boundary.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

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

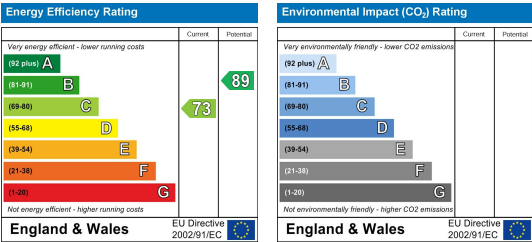
Area Map



Floor Plans



Energy Efficiency Graph



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