



## **Grassendale Avenue, Plymouth, PL2**

### **Offers Over: £290,000**

Located in the ever-popular area of PL2 is this immaculate four double bedroom end of terrace home. The residence, although still relatively new, has been adapted and decorated to an impeccable standard and is evident from the moment you step foot in the property. The property would be well suited to a young family or even a first-time buyer due to its bright open plan kitchen diner with a pristine fully fitted kitchen and downstairs WC making it perfect for social occasions. The ground floor also benefits from an extra room which can be utilised into many things; an office, gym or even a play room.



The first floor to this beautiful property is as attractively decorated as the rest of the property and offers two large double bedrooms, although the current owners uses one of these as a separate lounge so the home has versatility to make it work for you. The main bedroom on this floor also has a modern ensuite. Then you head up to the second floor where you have another two great sized bedrooms, is complete with an ample sized bathroom as well as storage space. The property is perfected with a sleek low maintenance garden which is laid to artificial grass, decking and patio. Furthermore, to the front the property is your very own parking for two cars and comes with its very own solar panels making it not only eco-friendly, but also a house of the future. EPC:B

## Rooms

**Hallway** 4'5" x 14'1" (1.35m x 4.3m). carpeted flooring, composite door, cloakroom cupboard which houses boiler, radiator

**Downstairs WC** 2'9" x 5'5" (0.84m x 1.65m). vinyl flooring, sink with hot and cold mixer tap, radiator, toilet, extractor fan

**Study** 6'2" x 9'3" (1.88m x 2.82m). carpeted flooring, uPvc double glazed window to the front, radiator

**Kitchen Diner** 12'11" x 19'5" (3.94m x 5.92m). laminate flooring, space for fridge freezer, tiled splash back, integrated oven and four ring gas hob, hooded extractor fan, multiple plug sockets with usb points, space and plumbing for washing machine, composite sink and a half with drainer with hot and cold mixer tap, storage cupboard underneath stairs, uPvc double glazed window to the side, uPvc double glazed french doors leading out to rear garden

**Landing** carpeted flooring and landing

**Bedroom Two/Lounge** 12'11" x 9'11" (3.94m x 3.02m). carpeted flooring, two uPvc double glazed windows to the front, radiator, uPvc double glazed window to the side

**Bedroom One** 12'11" x 10'2" (3.94m x 3.1m). carpeted flooring, two uPvc double





glazed windows to the front, radiator

storage cupboard

**En-Suite** 5' x 7'1" (1.52m x 2.16m). vinyl flooring, radiator, toilet, sink with hot and cold mixer tap, uPvc double glazed frosted window to the side, shower cubicle which is tiled

**Rear garden** patio, artificial grass, decking, secure garden, outside water tap, access via side entrance with some more garden space to the side of the property

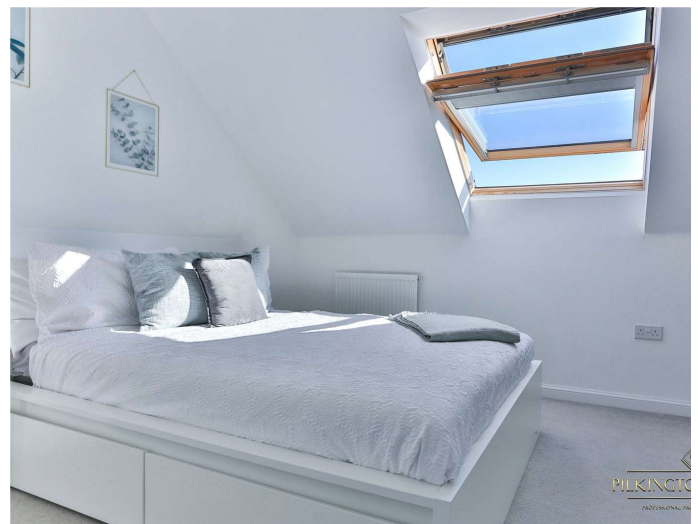
**Landing** carpeted stairs and landing, radiator

**Parking** off street parking for two cars

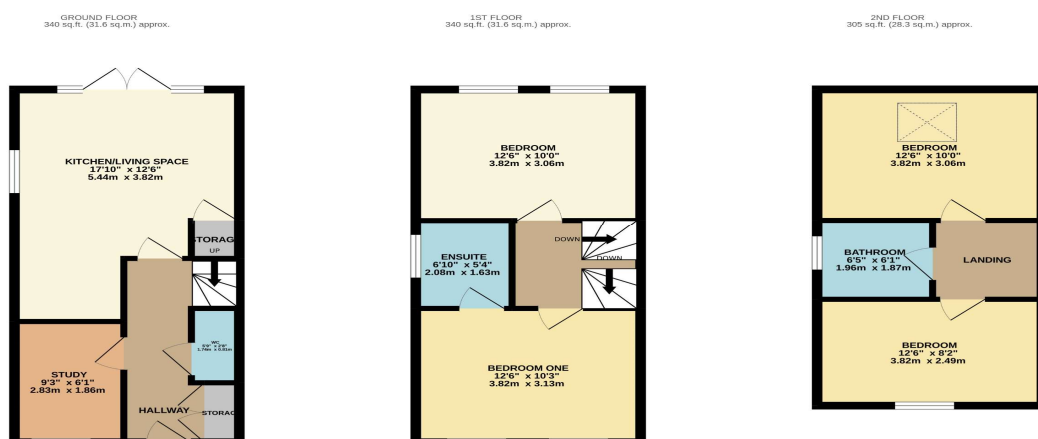
**Bedroom Three** 12'10" x 9'11" (3.9m x 3.02m). carpeted flooring, radiator, double glazed skylight, built in storage cupboard

**Family bathroom** 5'10" x 6'5" (1.78m x 1.96m). laminate flooring, sink with hot and cold mixer tap, toilet, radiator, uPvc double glazed frosted window to the side, bath tub, shower

**Bedroom Four** 8'8" x 12'11" (2.64m x 3.94m). carpeted flooring, radiator, uPvc double glazed window to the front, built in







TOTAL FLOOR AREA: 984 sq.ft. (91.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Third Floor, Unit 7, Sutton Harbour, Plymouth  
Devon, PL4 0DN

T: 01752 729777  
E: jon@pilkingtonstates.co.uk  
[www.pilkingtonstates.co.uk](http://www.pilkingtonstates.co.uk)

Jet Software Ltd. Registered in England and Wales - 09408958  
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

#### Disclaimer

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