



PIEKINGTON ESTATES
PROPERTY MANAGEMENT & CONSULTANTS



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Goosewell Park Road, Plymouth, Devon, PL9 Offers Over: £350,000

This beautifully presented three bedroom semi-detached property in the heart of Goosewell, Plymstock will undoubtedly suit a growing family or those looking to get onto the property ladder. The ground floor comprises a contemporary open plan kitchen space creating the ideal area to entertain and host. The front entrance to the property is spacious with a large cloakroom and even space to put in a downstairs WC or an office space.

Upstairs boasts three double bedrooms alongside a modern family bathroom, all of which has been decorated to an equally as impressive standard as the rest of the home. This family home sits on a substantial plot, with a gorgeous private rear garden with mainly lawn and patio. To the front, the property benefits from a paved driveway to accommodate off street parking and a single garage which has electric and plumbing. Although the home offers so much as it is, there is so much potential to make your own and has the opportunity to extend. To complete this home you have 13 solar panels which are owned! EPC: D

Rooms

Hallway uPvc double glazed door to enter, uPvc double glazed window to the front, stairs leading to the first floor, radiator, large storage cupboard under the stairs.

Kitchen Space uPvc double glazed window to the front, uPvc double glazed window to the side, composite door to the side, induction hob, tiled splashback, stainless steel sink with drainer, mixer tap, space and plumbing for dishwasher, integrated oven, island with units and space for white goods, opens into living dining space.

Lounge dining space 14' x 19'10" (4.27m x 6.05m). uPvc double glazed window to the side and rear, uPvc double glazed french doors to the rear, two radiators, working woodburner.

Landing carpeted stairs and landing, uPvc double glazed window to the front, storage cupboard, access to loft with has a ladder.

Bedroom One 10' x 13'9" (3.05m x 4.2m). carpeted flooring, radiator, uPvc double glazed window to the rear, built in wardrobes.

Bedroom Two 9'9" x 9'3" (2.97m x 2.82m). carpeted flooring, radiator, uPvc double glazed window to the side and rear.





Bathroom 9'1" x 5'9" (2.77m x 1.75m). tiled flooring, heated towel rail, toilet, two uPvc double glazed frosted windows to the side, sink with hot and cold taps, bath tub with overhead shower, partly tiled walls.

Bedroom Three 12'1" x 7'1" (3.68m x 2.16m). carpeted flooring, radiator, uPvc double glazed window to the side and front.

Rear garden part patio, mainly lawn, south facing, fully enclosed and private, shed.

Garage 7'11" x 16'2" (2.41m x 4.93m). standard single garage with electric and plumbing.

Driveway drive way to allow off street parking for multiple cars.



GROUND FLOOR



1ST FLOOR



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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