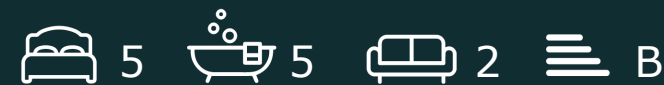


DC  
LANE

SELL • LET • MANAGE

Greenbank Road, Plymouth, PL4 7JW  
Asking Price £525,000 Freehold





# Greenbank Road

## Plymouth, PL4 7JW

- New Build Detached Residence
- 5 Ensuite Shower Rooms
- Gated Development
- Arranged Over Three Storeys
- Rear Garden
- 5 Double Bedrooms
- Expansive Living Space
- Secure Parking
- Building Warranty by BuildZone
- SAP EPC B & Council Tax TBC

Currently nearing completion and set within a gated development of two individually designed town residences, DC Lane are thrilled to present these newly built properties that boast a unique design, offering a touch of individuality that is sure to impress.

Plot 2 is arranged over three storeys, the lower ground floor boasts expansive living, consisting of a kitchen/diner and separate lounge, activity space providing many options for entertaining guests or simply relaxing with your family. Notably both rooms span the length of the property and will comfortably accommodate statement pieces of furniture. There is also a W.C and Utility room. Sliding doors open to the rear garden, seamlessly merging the indoor and outdoor. Ascending the stairs, there 5 bedrooms and five modern, sleek en-suite shower rooms arranged over the remaining floors.

The build design brings energy efficiency to B rating, and a Buildzone warranty will give peace of mind.

Situated in the sought-after location of Greenbank, this property offers the perfect blend of urban convenience, allowing buyers to explore the vibrant city of Plymouth. This home provides the ideal base for a truly fulfilling lifestyle.

The gated approach includes parking for 2 cars and the generous enclosed rear garden will feature black limestone slabs and lawn.

Some finishing detail is still open to agreement with developer.

General Specifications: Cat 6 wiring, electric combi boiler, oak 5 panel doors with chrome furniture, bathrooms tiled throughout with ceramic and porcelain mixture. Please note that images are CGI illustrations and are to give a guide only - and specs may be subject to change so also intended as a guide only.

Asking Price £525,000



### Lower Ground Floor

**Lounge / Activity Space** 13'7" x 45'0" (4.15 x 13.72)  
Sliding doors to garden

**Kitchen/Diner** 20'3" x 24'8" (6.19 x 7.52)  
Expansive range of wall & base units with island and breakfast bar, Neff Appliances including slide & hide Oven, Seperate Microwave and oven combi, induction hob, integrated dishwasher and canopy hood, sliding doors to garden

**Utility Room** 5'9" x 5'3" (1.77 x 1.61)

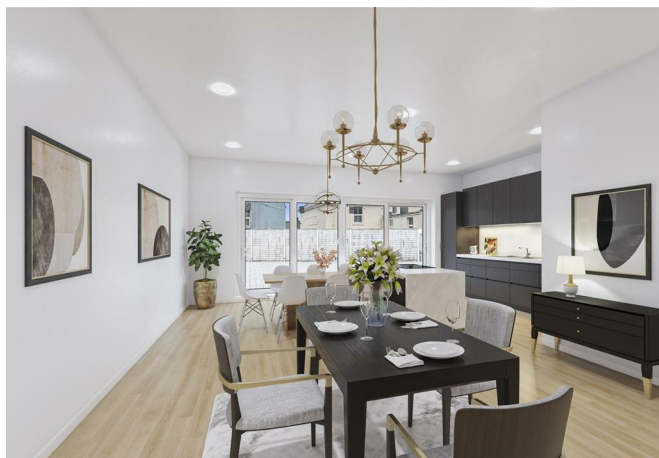
**WC** 8'0" x 5'3" (2.44 x 1.61)

### Ground Floor

**Bedroom 5** 13'1" x 11'6" (4.01 x 3.53)

**Ensuite** 7'1" x 6'3" (2.16 x 1.92)  
Range of porcelain & ceramic tiling, shower enclosure, thermostatic shower, WC, vanity units, towel rail & shaver socket.

**Bedroom 4** 20'3" x 11'6" (6.19 x 3.52)





Ensuite 7'1" x 6'9" (2.16 x 2.08)  
Range of porcelain & ceramic tiling, shower enclosure, thermostatic shower, WC, vanity units, towel rail & shaver socket.

#### First Floor

Master Bedroom 20'3" x 11'6" (6.19 x 3.52)

Ensuite 6'9" 6'0" (2.06 1.83)  
Range of porcelain & ceramic tiling, shower enclosure, thermostatic shower, WC, vanity units, towel rail & shaver socket.

Bedroom 2 12'2" x 9'3" (3.72 x 2.83)

Ensuite 4'8" x 4'6" (1.44 x 1.38)  
Range of porcelain & ceramic tiling, shower enclosure, thermostatic shower, WC, vanity units, towel rail & shaver socket.

Bedroom 3 7'6" x 12'10" (2.31 x 3.93)

Ensuite 7'6" x 4'11" (2.31 x 1.52)  
Range of porcelain & ceramic tiling, shower enclosure, thermostatic shower, WC, vanity units, towel rail & shaver socket.

#### Directions

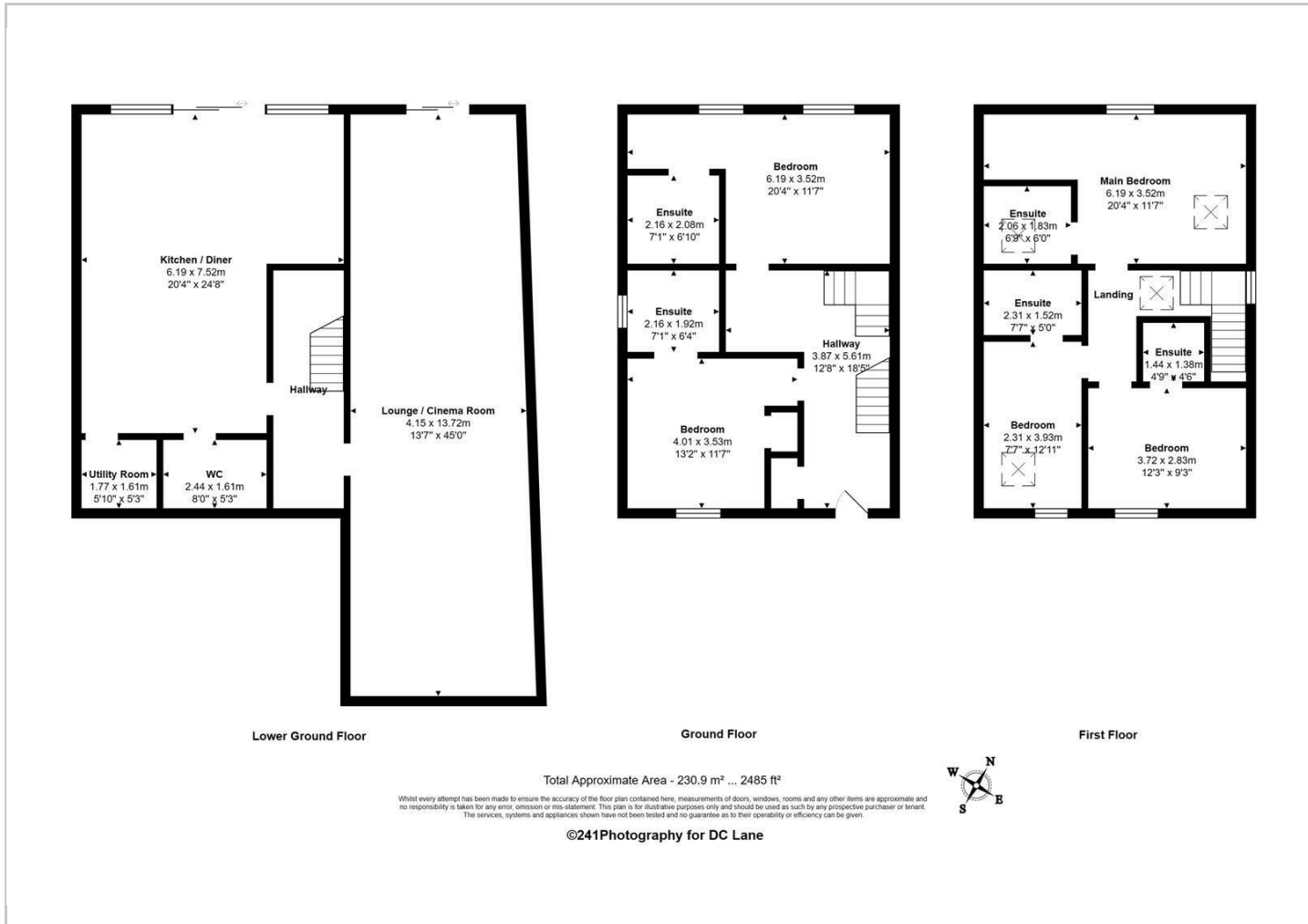
From our office head South on Mutley Plain, bear left onto Greenbank Road and the development entrance is on the left.

**Council Tax Band: New Build**

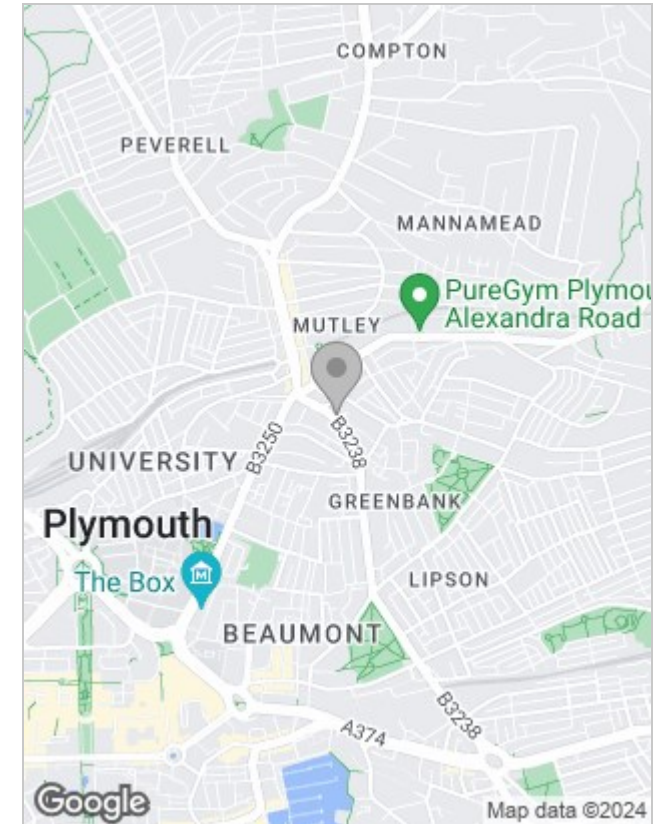




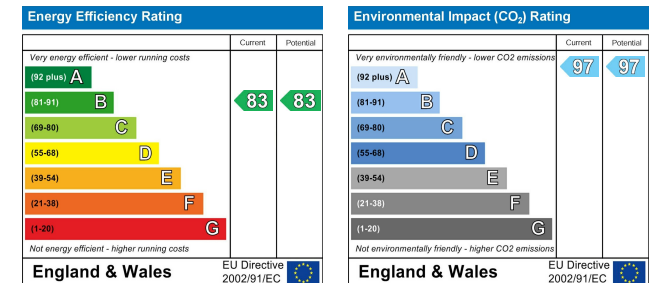
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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