



Crownhill Road, Plymouth, PL5

Offers Over: £300,000

Introducing to the market this gorgeous three bedroom semi-detached property which has been well looked after by the previous owners and is located in a sought after area close to local amenities, transport and schools. Step inside and be greeted by a light and airy porch and entrance hall, which leads into two reception rooms, a dining room and living room which have been opened into one to create a great hub for socialising. The modern kitchen features ample workspace and cupboard units.

01752 254155

To complete downstairs you have a lovely extension, being used as a sun room which allows natural light to pour through with French doors out to your rear garden. Upstairs, you'll find three bedrooms, all finished to the same high standard as the rest of the property. The property also features a wet room style family bathroom – great for all ages! Outside, you'll find a large south facing garden, perfect for relaxing in the sunshine or dining al fresco. This home ticks a lot of boxes, including the single garage with an extended workshop space to the rear and a driveway to allow off street parking for multiple cars. EPC:D

Rooms

Porch 5'1" x 4'4" (1.55m x 1.32m). uPvc double glazed door to enter, uPvc double glazed frosted window to the front, uPvc double glazed frosted window to the side, laminate flooring, radiator, opening into hallway which has carpeted flooring, stairs leading to first floor, cupboards under the stairs which houses worcester boiler,

Lounge 11'10" x 12'1" (3.6m x 3.68m). carpeted flooring, bay to the front with uPvc double glazed windows, radiator, opening into dining room

Dining Room 10'5" x 12' (3.18m x 3.66m). carpeted flooring, radiator, original alcove storage, opening into sun room

Sun Room 9'11" x 6'10" (3.02m x 2.08m). laminate flooring, radiator, uPvc double glazed french doors to the rear garden,

Kitchen 16'1" x 6'4" (4.9m x 1.93m). tiled flooring, space for fridge freezer, space for oven, extractor fan, space and plumbing for washing machine/tumble dryer/dishwasher, stainless steel sink and a half with drainer, uPvc double glazed window, radiator, breakfast bar

Landing carpeted stairs and landing, uPvc double glazed window to the side, access to loft hatch which has pull down loft ladder

Bathroom 6'3" x 8'1" (1.9m x 2.46m). toilet, sink with mixer tap, walk in shower space, uPvc





double glazed frosted window, heated towel rail,

Bedroom Two 11'2" x 12'1" (3.02m x 2.08m). carpeted flooring, radiator, uPvc double glazed window to the rear, fitted wardrobe space,

Bedroom One 11'2" x 12'1" (3.4m x 3.68m). carpeted flooring, radiator, uPvc double glazed window to the front,

Bedroom Three 6'3" x 7'2" (1.9m x 2.18m). carpeted flooring, radiator, uPvc double glazed window

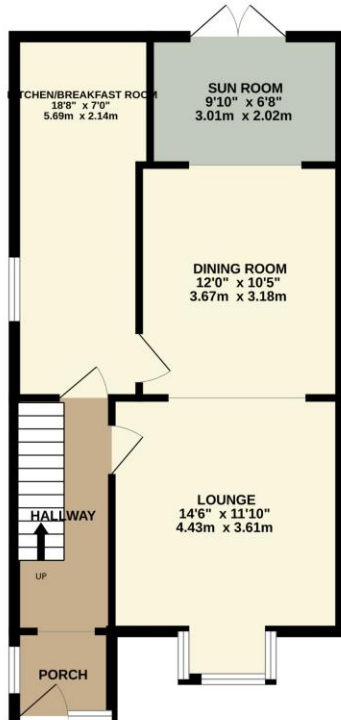
Rear garden secure and low maintenance, part patio part artificial lawn, south facing, access via side gate if needed, uPvc double glazed sliding doors into workshop space

Garage single garage which has been extended with a workshop space, this has electric running to it

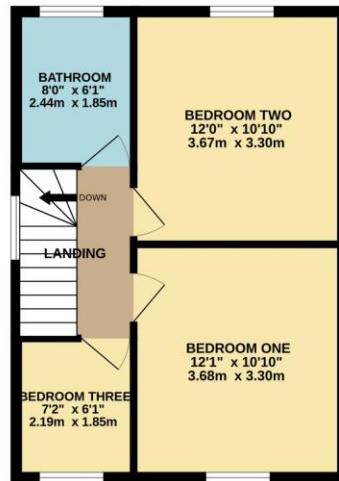
Driveway off street parking for multiple cars



GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Pilkington Estates - Plymouth
Third Floor, Unit 7, Sutton Harbour, Plymouth
Devon, PL4 0DN

T: 01752 729777
E: jon@pilkingtonestates.co.uk
www.pilkingtonestates.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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