



## 49 Great Berry Road | Crownhill | Plymouth | PL6 5AY

In Region Of £375,000

An extended 1930's semi-detached house situated within a Cul-De-Sac.

This family home benefits from double glazed windows, a gas central heating system and downstairs WC.

Accommodation comprises; entrance hall, downstairs WC, lounge, dining room, conservatory, kitchen and conservatory on the ground floor. Whilst the first floor offers three bedroom and family bathroom, with the loft being converted to provide the fourth bedroom with space for an ensuite if required. Outside is a gravelled parking area to the front with private drive leading to the single garage. The rear garden is mainly laid to lawn, with seating areas, being enclosed by hedges and backing onto playing fields.

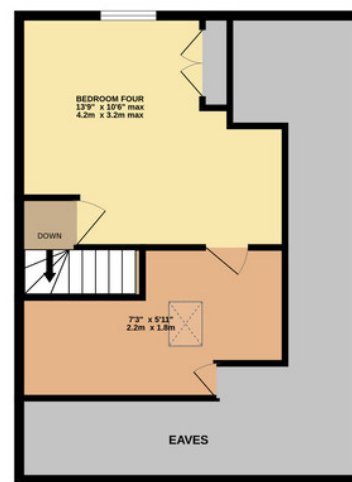
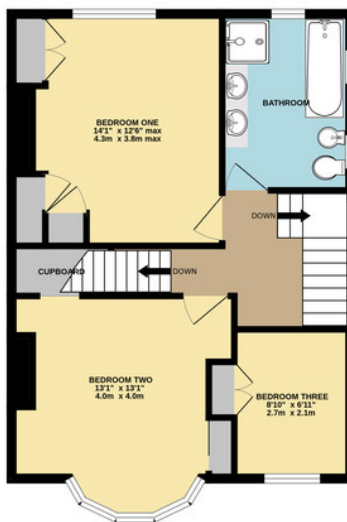
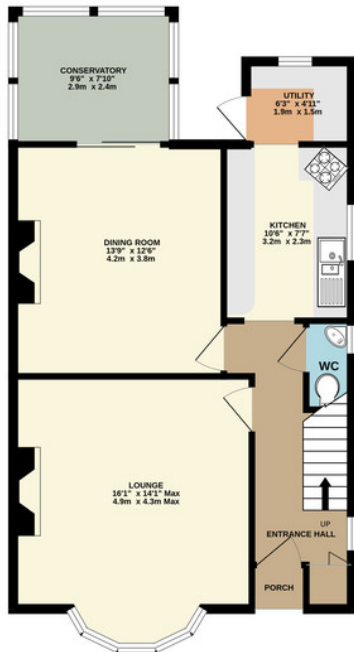
- Extended 1930's Property
- Four Bedrooms
- Far Reaching Views
- Gas Central Heating System
- Double Glazed Windows
- Enclosed Gardens
- Off Road Parking
- Single Garage
- Close To Facilities



GROUND FLOOR  
659 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR  
558 sq.ft. (51.8 sq.m.) approx.

2ND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



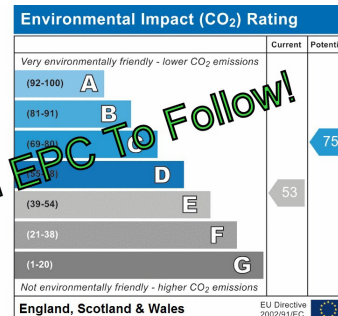
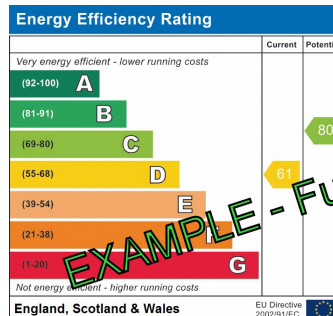
TOTAL FLOOR AREA : 1770 sq.ft. (164.5 sq.m.) approx.

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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## Contact Details

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**EXAMPLE - Full EPC To Follow!**

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