

Guide Price £390,000



3 LODGE GARDENS, CROWNHILL, PLYMOUTH PL6 5DP

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

A spacious four bedroom detached property situated in a quiet, select cul-de-sac with just ten properties, conveniently situated for a host of amenities and enjoying far reaching views from the rear elevation. The property which is well presented throughout in tasteful, neutral colours is arranged over four split levels comprises, entrance hall leading to the lounge and cloakroom, stairs then lead down to the dining room and fitted kitchen which has a host of integrated appliances. On the first floor split level, there is the master bedroom with en-suite shower room and a further double bedroom. On the top floor, there is a family bathroom and two further bedrooms.

Externally, to the front of the property there is a driveway providing parking for one vehicle leading to the garage and adjacent gravelled garden. At the rear, there is a low maintenance South facing garden which enjoys far reaching views.

This property also has the benefit of PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

LIVING ACCOMMODATION

Covered entrance porch with curtesy light leads to PVCu double glazed front door to:

ENTRANCE HALL

Stairs to first floor split level, stairs ascend to ground floor, door to cloakroom and lounge.

LOUNGE

Living flame effect electric fire with wooden mantel over, radiator, PVCu double glazed bay window to the front.

CLOAKROOM

Low level WC, wash hand basin, radiator, PVCu frosted window to the front.

DINING ROOM

PVCu double glazed French doors leading to the rear garden, built in storage cupboard and door to:

KITCHEN

Comprehensively fitted with roll edge work surfaces with cupboard and drawers under and matching wall units, sink drainer with one and a half bowl stainless steel sink and mixer tap, built in electric oven and six ring gas hob with extractor hood over, built in dishwasher, microwave and wine fridge, PVCu double glazed door to the side, PVCu double glazed window to the rear.

FIRST FLOOR LANDING

Doors leading to all first floor accommodation, stairs to the top floor.

BEDROOM ONE

PVCu double glazed window to the rear enjoying far reaching views, built in wardrobes, radiator and door to:

EN-SUITE SHOWER ROOM

Comprising tiled shower cubicle with inset rain head shower, low level WC, pedestal wash hand basin, heated towel rail, PVCu double glazed frosted window to the rear.

BEDROOM TWO

PVCu double glazed window to the rear enjoying far reaching views, built in wardrobes, radiator.

TOP FLOOR LANDING

Doors to all accommodation, built in storage cupboard housing the gas boiler which serves domestic hot water and central heating system.

BEDROOM THREE

PVCu double glazed window to the front, built in wardrobe, radiator.



BEDROOM FOUR

PVCu double glazed window to the front, radiator

BATHROOM

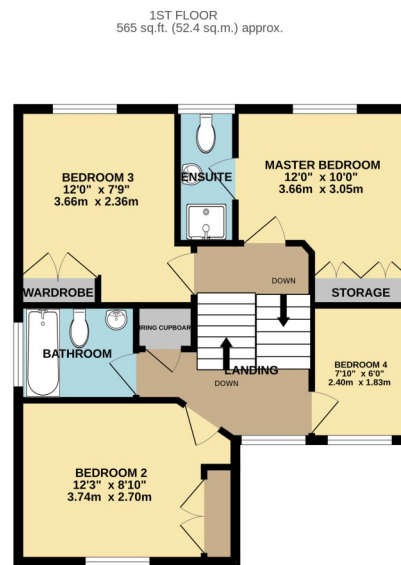
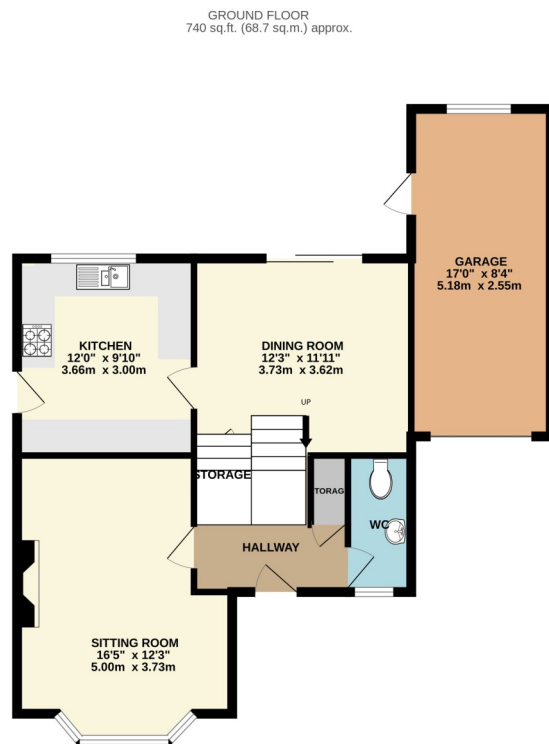
Matching suite comprising, panelled bath with electric shower over, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, PVCu double glazed frosted window to the front.

EXTERNALLY

Front – Driveway providing parking for one vehicle which leads to the garage with an adjacent gravelled garden.
Rear – Raised enclosed patio area with steps leading into a level artificial lawned garden enclosed by fence boundaries.

GARAGE

Metal up and over door, power and light connected.



TOTAL FLOOR AREA: 1304 sq.ft. (121.2 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.
Made with Metropix ©2024

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band ' E ' for council tax purposes and the amount payable for the year 2024/2025 is £2,707.06 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

Lawson themselves on behalf of the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

