



16 KIMBERLY DRIVE, CROWNHILL, PLYMOUTH, PL6 5WA

Offers Over £525,000

OFFICE ADDRESS: Woolwell Crescent, Plymouth, Devon, PL6 7RB TEL: 01752 791333

FULL DESCRIPTION

A superb extended four-bedroom, executive-style detached residence, finished to an exceptionally high specification, standing on a level, low-maintenance plot within this highly sought-after location, offering easy access to local amenities. The living accommodation, which is beautifully presented throughout in tasteful neutral colours, is arranged over two levels and comprises a large entrance hall, lounge, dining room, cloakroom, utility, study, and a stunning open-plan kitchen/diner/family area on the ground floor.

On the first floor, the landing leads to four bedrooms, the master with an en-suite shower room, and a family bathroom.

Externally, the property stands on a level, low-maintenance plot that incorporates front and rear gardens, garage, and driveway. The garage was originally a double, however, it has been divided to now provide a single garage and study.

The property also benefits from PVCu triple-glazed windows to most rooms and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

LIVING ACCOMMODATION

Covered entrance porch with courtesy light, leading to composite glazed front door to:

ENTRANCE HALL

Stairs to the first floor, Karndean flooring, radiator, built-in storage cupboard, and door to:

CLOAKROOM

Low-level WC, wash hand basin with storage beneath, triple-glazed satin frosted window to the front, radiator.

LOUNGE

Triple-glazed bay window to the front, living flame-effect electric fire with polished stone surround, two radiators, double doors to:

DINING ROOM

Radiator and door to:

KITCHEN/DINER/FAMILY ROOM

Beautiful fitted kitchen with quartz worktops incorporating a one and a half drainer sink unit with Kettle instant hot water tap, with cupboards and drawers under, and matching wall units with LED underlighting. Built-in Smeg oven and separate combination oven, built-in dishwasher and hidden waste and recycling unit, AEG induction hob with extractor hood over, quartz island unit with cupboards and drawers under, Karndean flooring, 2 vertical radiators, PVCu double-glazed bi-folding doors to the rear garden, and a further PVCu double-glazed window to the rear. Two triple-glazed solar electric roof windows and door to:

UTILITY ROOM

Quartz worktops incorporating a stainless steel sink unit with mixer tap, overhead storage, built-in cupboard housing the Worcester gas boiler which serves domestic hot water and central heating system, plumbing for a washing machine, space for tumble dryer and a radiator.

STUDY

PVCu double-glazed door and window to the rear garden, radiator, and access to the garage.



FIRST FLOOR LANDING

Doors to all the first-floor accommodation, access to the loft with a pull-down ladder (the loft is boarded), and a cupboard housing the hot water cylinder. High level PVCu triple-glazed satin frosted window,

BEDROOM ONE

PVCu triple-glazed bay window to the front, radiator, built-in wardrobes, access to:

EN-SUITE SHOWER ROOM

Tiled shower cubicle with inset shower, wash hand basin with cupboards under, low-level WC, tiled flooring and fully tiled walls, heated towel rail, and PVCu triple-glazed satin frosted window to the side.

BEDROOM TWO

Triple-glazed window to the rear and a radiator.

BEDROOM THREE

2 Triple-glazed windows to the rear and a radiator.

BEDROOM FOUR

Triple-glazed window to the front and a radiator.

BATHROOM

Matching suite comprising a panel-enclosed bath with mixer tap, with a shower over, low-level WC, wash hand basin with cupboards under, heated towel rail, and triple-glazed satin frosted window to the side.

EXTERNALLY

To the front of the property, there is a driveway providing parking for two cars, which leads to the garage, with an adjacent lawned garden. To the rear, there is a patio area that leads to an artificial lawned garden with a host of established plants and shrubs, enclosed by fence boundaries.

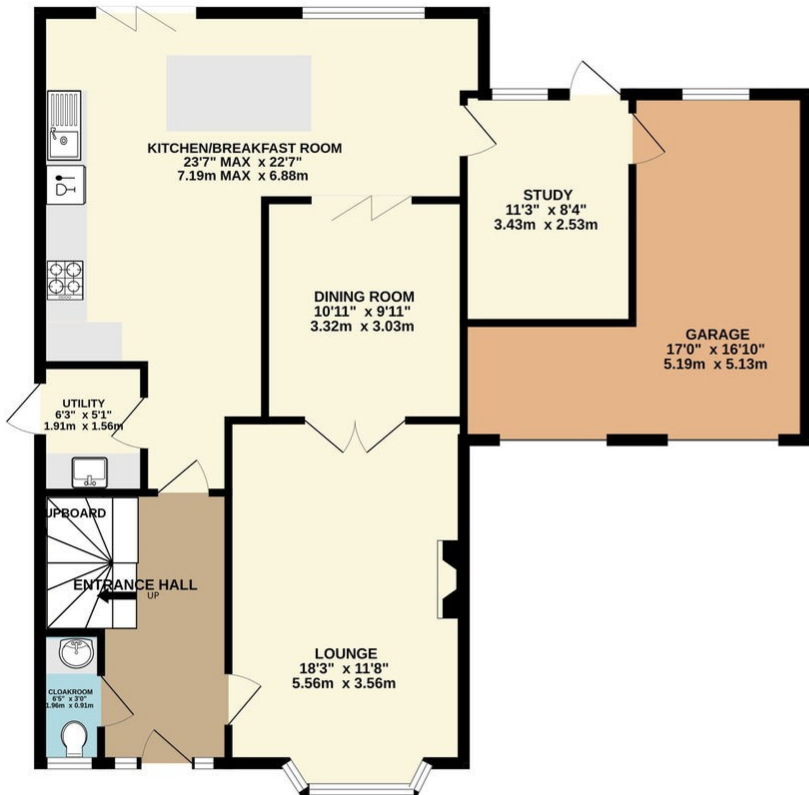
CROWNHILL

This mostly 1930's suburb grew around the junction of the A386 Tavistock Road and the A374 road (later the A38 and now the B3413) from Plympton to Saltash Passage. Following realignment of the A386 in the 1970s, the old Tavistock road has been isolated and renamed Morshead Road. There is a pub, a M & S food outlet, a post office, a few convenience stores, many takeaways and an Indian restaurant. Crownhill is the home of the divisional police headquarters and a Catholic boy's comprehensive school. Primary schools include Eggbuckland Vale, St Edwards, Widey Court. Notre Dame Catholic Girls School, is located within 1.5 miles of Crownhill. There is also a large fire station and close by a big garden centre. The district is very popular because it is very close to the A38 Parkway/Devon Expressway and is near to the local general hospital at Derriford without being so far from the city centre, four miles south, that it is isolated and inaccessible as are so many of Plymouth's satellite suburbs.





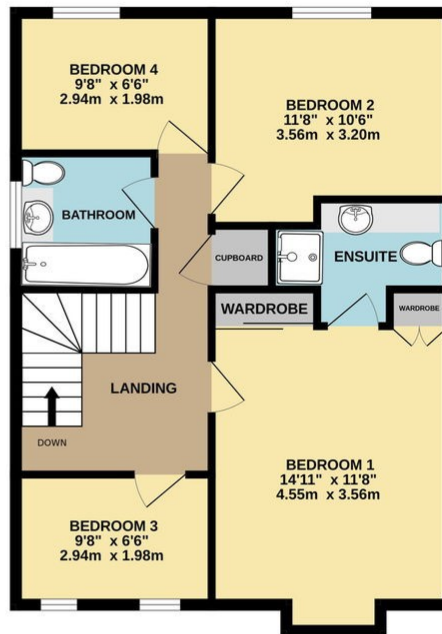
GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA: 1693 sq.ft. (157.2 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 ©2025

1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



SERVICES

Mains water, gas, electricity and mains drainage.
mobile coverage likely, broadband connection is ADSL, FTTC and FTTP available.

VIEWINGS

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 £2,842.17 (by internet enquiry with Plymouth City Council.

STRICTLY BY APPOINTMENT ONLY

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 2025.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for 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.

