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**Offers In Excess Of £200,000 FREEHOLD**

**3 bedrooms, end terraced, single garage, conservatory, south-facing garden, family home!**

**CRACKSTON CLOSE, EGGBUCKLAND, PLYMOUTH**

**EPC = C**



## **PROPERTY DETAILS**

**Located in the popular and sought after area of Egguckland is this 3 bedroomed end terraced family home with a garage, conservatory and a south-facing garden. The property would benefit from some cosmetic updating but would make the perfect home for first time buyers or a growing family! Conveniently located, within easy access to the A38, good schools, Derriford Hospital and local amenities. UPVC double glazing and gas central heating.**

### **COUNCIL TAX BAND – B**

UPVC double glazed door to;

#### **ENTRANCE PORCH**

UPVC double glazed windows to front and side elevation, ceramic tiled flooring, UPVC double glazed door and side screen to;

#### **ENTRANCE HALL**

Stairs to first floor with wooden balustrading and storage cupboards under housing wall mounted Worcester boiler providing hot water and central heating, panelled radiator, doors lead from the entrance hall providing access to all ground floor rooms.

#### **LOUNGE/DINING ROOM**

**23'5 x 11'3 (7.15m x 3.43m)**

Panelled radiator, UPVC double glazed window to front elevation, UPVC double glazed French doors providing access to;

#### **CONSERVATORY**

**9'1 x 7'1 (2.78m x 2.16m)**

Ceramic tiled flooring, UPVC double glazed windows to rear and side elevation with a central matching door providing access to the rear garden.

#### **KITCHEN**

**9'5 x 8'10 (2.87m x 2.69m)**

Fitted with a range of beech effect base and eye level units, granite effect worktops, inset one and a half bowl, single drainer sink unit with mixer tap, adjacent recess with plumbing for a dishwasher, further recess with plumbing for a washing machine, integrated oven and 4 burner gas hob with extractor canopy over, part tiled walls, space for a fridge freezer, ceramic tiled flooring, UPVC double glazed window to rear elevation, opaque UPVC double glazed door providing access to the rear garden.

#### **FIRST FLOOR**

##### **LANDING**

UPVC double glazed window to side elevation. Built-in linen cupboard, access to boarded and insulated loft space.

##### **BEDROOM ONE**

**12'4 x 8'5 (3.76m x 2.57m)**

Panelled radiator, UPVC double glazed window to front elevation.

##### **BEDROOM TWO**

**10' x 8'4 (3.25m x 2.54m)**

UPVC double glazed window to rear elevation, panelled radiator.

## **BEDROOM THREE**

**8'10 x 7'7 x (2.70m x 2.33m)**

Panelled radiator, built-in storage cupboard over staircase bulkhead, UPVC double glazed window to front elevation.

## **BATHROOM**

Coloured suite comprising panelled bath with electric shower over, fully tiled surround and glazed shower screen, pedestal basin, part tiled walls, panelled radiator, ceramic tiled flooring, opaque UPVC double glazed window to rear elevation.

## **SEPARATE WC**

Matching low level WC suite, half tiled walls, ceramic tiled flooring, opaque UPVC double glazed window to rear elevation.

## **OUTSIDE**

To the rear of the property is an enclosed, mainly paved, south-facing garden. Raised flowerbeds and borders. There is a useful storage shed to 1 corner, whilst there is a side pedestrian gate giving access to Culver Way. The front of the property is approached via steps leading to the front door. The front garden itself is arranged over 2 levels, with a variety of well-established shrubs, bushes and tree.

## **GARAGE**

Situated in a nearby block. Single with an up and over door.

## **SERVICES**

All main services are connected to the property.

## **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

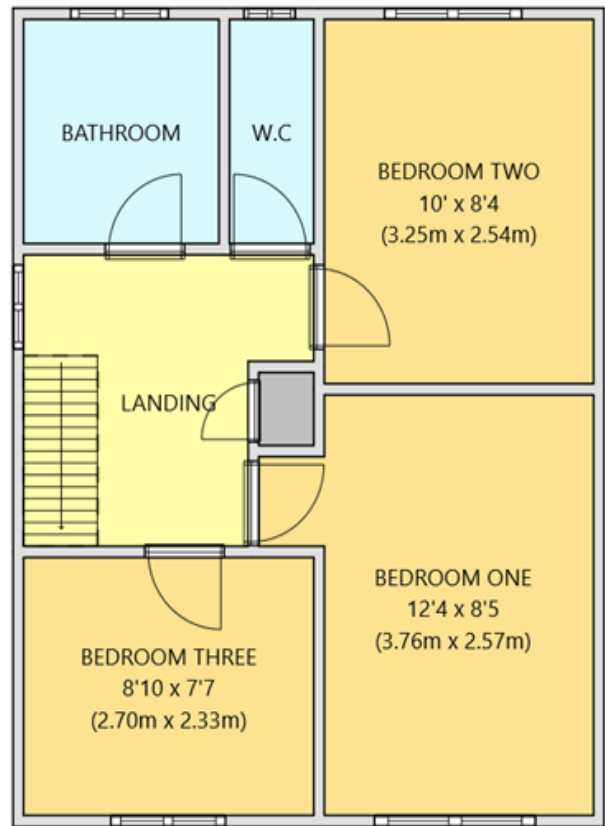
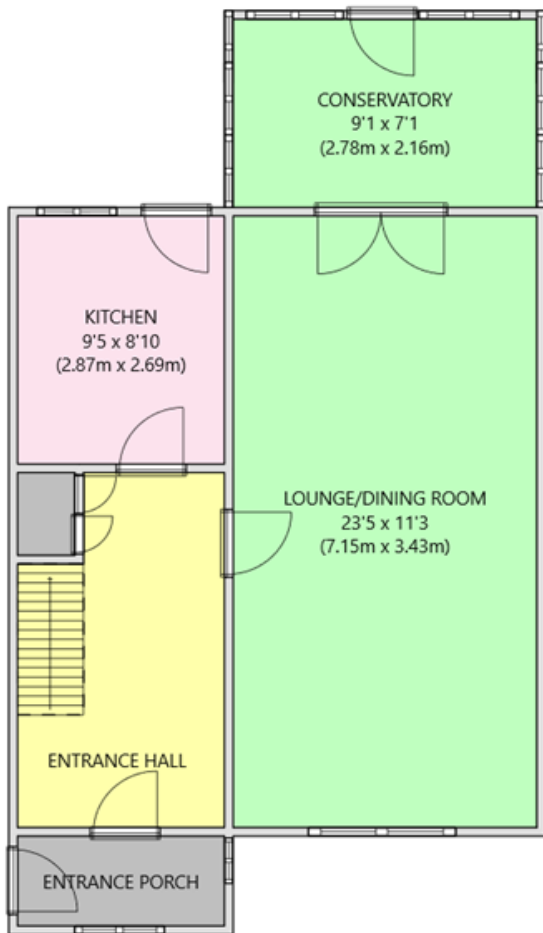
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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