



## 24 Courtland Crescent

Plympton, Plymouth, PL7 4HJ

**Offers Over £300,000**



Superbly-situated semi-detached house within this incredibly popular location. The property is beautifully-presented throughout & briefly comprises an entrance porch & hallway, lounge, dining room, conservatory, fitted kitchen, 3 bedrooms, bathroom & separate wc. Shared driveway & garage. Front & rear gardens. Landscaped rear garden with a southerly aspect. Double-glazing & central heating.



**COURTLAND CRESCENT, PLYMPTON, PL7 4HJ**

**ACCOMMODATION**

Front door opening into the entrance porch.

**ENTRANCE PORCH**

Fitted flooring. Further doorway opening into the hallway.

**HALLWAY 14' x 5'11 (4.27m x 1.80m)**

Fitted flooring. Staircase ascending to the first floor. Under-stairs cupboard housing the gas meter, electric meter and consumer unit. Window with fitted blind to the side elevation.

**LOUNGE 13'8 into bay x 12'6 (4.17m into bay x 3.81m)**

Bay window with fitted blind to the front elevation. Chimney breast with fireplace. Fitted flooring. Archway leading through to the dining room.

**DINING ROOM 12'7 x 10'10 (3.84m x 3.30m)**

Fitted flooring. Sliding double-glazed doors to the rear elevation opening into the conservatory.

**CONSERVATORY 9'7 x 8'7 (2.92m x 2.62m)**

uPVC double-glazing and a pitched polycarbonate glazed roof. French doors opening onto the garden.

**KITCHEN 9'4 x 7'4 (2.84m x 2.24m)**

Fitted with a range of base and wall-mounted cabinets with matching fascias and quartz-style work surfaces. Inset one-&-a-half bowl single drainer sink unit. 4-burner gas hob with a stainless-steel splash-back and cooker hood above. Built-in double oven and grill. Space and plumbing for washing machine. Integral fridge. Integral slimline dishwasher. Window to the rear elevation overlooking the garden. Doorway leading to outside.

**FIRST FLOOR LANDING**

Providing access to the first floor accommodation. Loft hatch. Window with a fitted blind to the side elevation.

**BEDROOM ONE 13'9 x 11'5 (4.19m x 3.48m)**

Range of built-in wardrobes, cupboards and dressing table. Window to the front elevation with nice views.

**BEDROOM TWO 12'8 x 11'4 (3.86m x 3.45m)**

Fitted wardrobe, cupboards and dressing table. Window to the rear elevation overlooking the garden.

**BEDROOM THREE 9'11 x 6'11 (3.02m x 2.11m)**

Fitted wardrobe, cupboards and dressing table. Window to the front elevation with nice views.

**BATHROOM 6'9 x 5'5 (2.06m x 1.65m)**

Nicely-fitted comprising a bath with a shower system over and glass screen and a contemporary square basin with cabinet beneath. Chrome towel rail/radiator. Fully-tiled walls. Tiled floor. Inset ceiling spotlights. Obscured window to the side elevation.

**SEPARATE WC**

Fitted with a wc. Matching tiled floor. Tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

**GARAGE 16' x 8' (4.88m x 2.44m)**

Up-&-over door to the front elevation. Power and lighting. Window to the side elevation.

**OUTSIDE**

To the front the garden is laid to chippings for ease of maintenance. A brick-paved pathway leads to the main front door and a gravelled shared driveway runs alongside accessing the garage. From the driveway, a gateway opens into the rear garden. The rear garden enjoys a southerly aspect and has been landscaped with composite decking, areas laid to lawn and chippings.

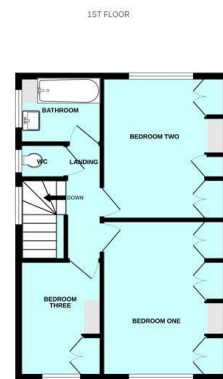
**COUNCIL TAX**

Plymouth City Council  
Council tax band C

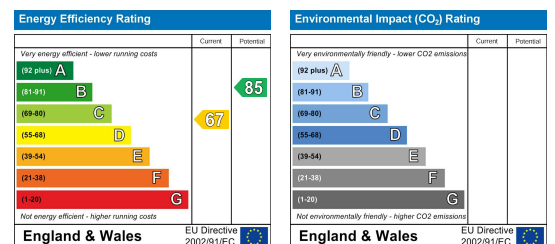
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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