

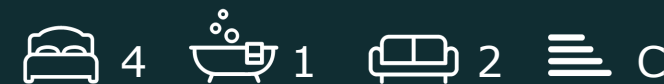
DC  
LANE

SELL • LET • MANAGE



Fort Austin Avenue, Plymouth, PL6 5NR

Offers Over £425,000 Freehold





# Fort Austin Avenue

## Plymouth, PL6 5NR

- Semi Detached Family Home
- Four Bedrooms
- Well Presented
- Generous Rear Garden
- Planning Permission 3 Storey Conversion
- Popular Crownhill Location
- Spacious Accommodation
- Conservatory
- Garage & Driveway
- Council Tax Band D

DC Lane are delighted to showcase this impressive four bedroom semi detached family home located in highly sought after Crownhill within walking distance to the local parade of shops and within easy access to the A38 and all major routes.

Offering ideal family living and entertaining space. this delightful property comprises of entrance porch, welcoming hallway leading to a lovely sitting room with bay window and feature fireplace with a wood burning stove. Bifold doors open into the generous kitchen/breakfast room with range style cooker, island, plenty of cabinets and room for a large table and chairs. A further set of bifold doors open into the spacious conservatory, a wonderful room to enjoy the garden. The side door opens into the garage providing ample storage solutions, a utility area and a external w/c. To the first floor there are four bedrooms (three doubles and a single) the master featuring built in wardrobes which are served by a well appointed bathroom with modern freestanding bath, shower cubicle and double sink vanity unit.

The extensive rear garden with various zones, provides endless possibilities for outdoor activities, entertainment and relaxation. Mainly laid to lawn there are decked and paved areas, whether you are creating a beautiful garden oasis or a play area, this garden offers the space to bring your vision to life. The driveway can accommodate multiple vehicles and the garage has an up and over door.

The property further benefits from granted planning permission for a three storey extension adding a utility room, further bedrooms and en-suites :

<https://planning.plymouth.gov.uk/online-applications/applicationDetails.do?keyVal=S352Y2MMKNF00&activeTab=summary>

This classic family home is set within a sizeable plot and we believe it lends itself to families looking for well proportioned accommodation close to excellent schooling. A viewing is highly recommended to appreciate this exceptional home within this enviable location.



### Ground Floor

Hall	7'10" x 14'6" (2.41 x 4.42)
Living Room	12'5" x 12'11" (3.80 x 3.95)
Kitchen/Dining Room	20'10" x 11'6" (6.37 x 3.52)
Conservatory	21'5" x 12'1" (6.55 x 3.69)

### First Floor

Master Bedroom	11'6" x 12'11" (3.53 x 3.95)
Bedroom Two	9'8" x 11'6" (2.95 x 3.52)
Bedroom Three	8'9" x 8'7" (2.68 x 2.63)
Bedroom Four	7'2" x 5'9" (2.19 x 1.76)
Bathroom	9'2" x 5'1" (2.80 x 1.57)





## Directions

From the DC Lane office turn left onto Mannamead Rd/B3250 1.2 mi At Manadon Roundabout, take the 4th exit onto the A386 slip road 0.3 mi Merge onto Manadon Hill/A386 Continue to follow A386 0.4 mi Take the B3373 exit towards Tamerton Foliot 0.1 mi At the roundabout, take the 1st exit onto Budshead Way/B3873 0.1 mi Slight left onto Crownhill Rd/B3413 358 ft Continue straight to stay on Crownhill Rd/B3413 Continue to follow B3413 0.5 mi the property can be found on the left. Destination will be on the left

**Council Tax Band: D**

## Scan for Material Information





## Floor Plans

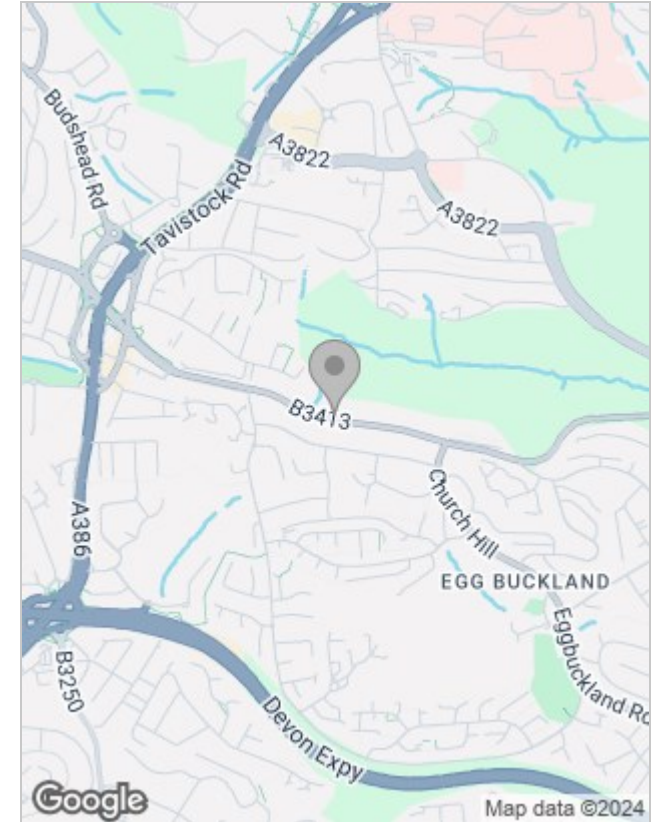


## Viewing

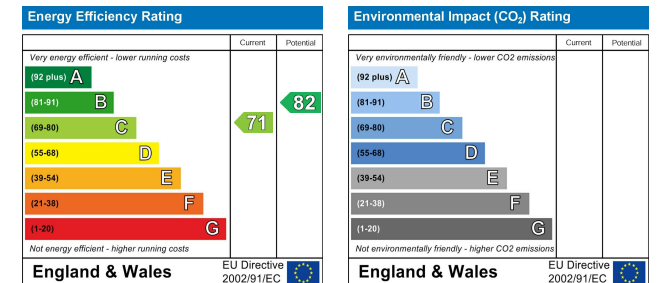
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



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