



SELL • LET • MANAGE

Effingham Crescent, Plymouth, PL3 5TN

£525,000 Freehold

3 1 4 D



£525,000

Effingham Crescent

Plymouth, PL3 5TN

- Classic Semi Detached Family Home
- Three Bedrooms
- Sought After Hartley Location
- Driveway Multiple Cars
- No Onward Chain
- Arranged Over Three Storeys
- Versatile Accommodation
- Beautifully Presented
- Splendid Rear Garden
- Council Tax Band D

DC Lane are thrilled to introduce to the market this splendid semi detached family home set in the highly sought after location of Hartley, offering a host of original features whilst benefiting from spacious accommodation that has been well maintained by the present owners.

Arranged over three storeys, this impressive property has been tastefully styled and offers versatile accommodation, perfect for a growing family or those who love to entertain. The welcoming hallway with elegant stripped floorboards opens into a lovely reception room with two bay windows and sliding doors lead into the dining room with bay window overlooking the garden. The kitchen has an abundance of cabinets and built in period cupboards. To the first floor the spacious landing leads to three bedrooms (two rather generous doubles and a single) serviced by a well appointed family bathroom with freestanding bath and double shower cubicle. Accessed from the hallway the lower ground floor spans the property footprint and features two generous reception rooms, storage area, utility room and w/c. With separate external door access this could be utilised as an annexe, holiday accommodation, work from home space, gym or entertainment area, the possibilities are endless adding an extra touch of luxury and convenience, allowing you to tailor the space to suit your lifestyle.

The substantial plot on which the house sits provides plenty of outdoor space for relaxation and recreation with enclosed well kept gardens mainly laid to lawn and bordered by mature shrubbery. External attributes also include a low maintenance front garden and a long driveway that can accommodate several vehicles.

Located in one of Plymouth's finest residential areas this attractive family home is within easy reach of the A38, City Centre and plentiful local amenities. With natural light flooding the property throughout and offered with no onward chain a viewing is highly recommended, an exceptional home in an enviable location



Ground Floor

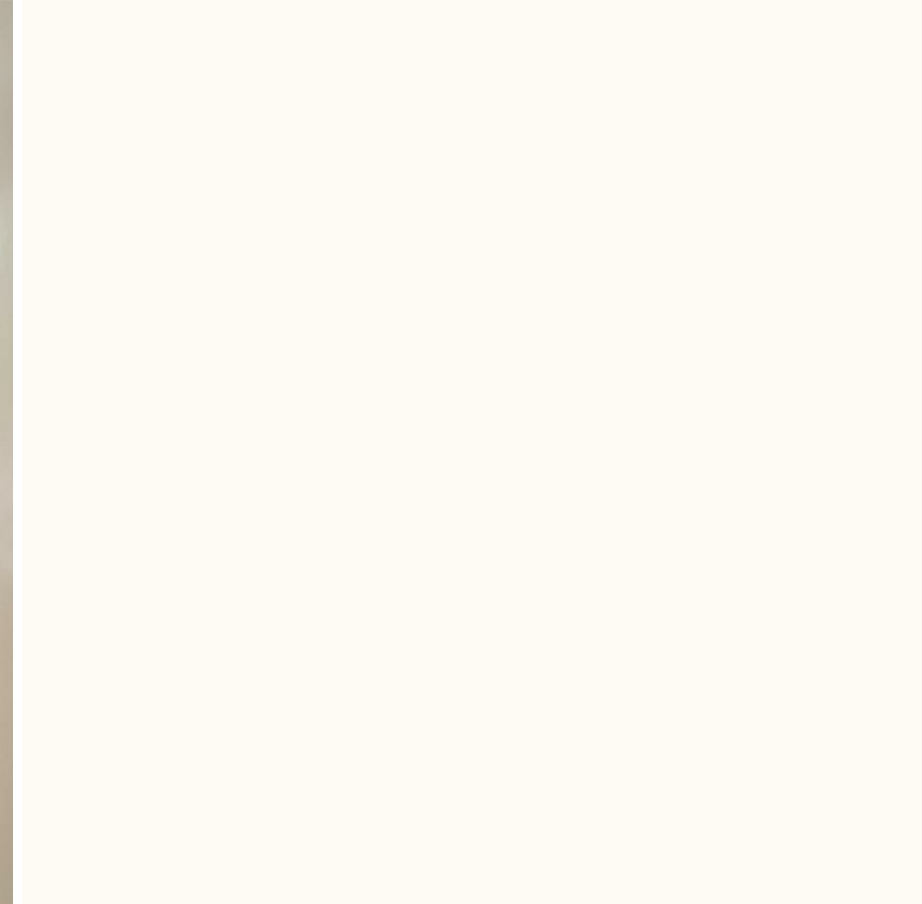
Lounge	13'5" x 13'5" (4.10 x 4.10)
Dining Room	11'11" x 13'11" (3.64 x 4.26)
Kitchen	8'2" x 10'6" (2.50 x 3.21)

First Floor

Bedroom One	11'10" x 14'0" (3.62 x 4.28)
Bedroom Two	11'10" x 13'8" (3.62 x 4.18)
Bedroom Three	8'3" x 9'9" (2.52 x 2.99)
Bathroom	8'3" x 9'8" (2.52 x 2.96)

Lower Ground Floor

Room One	13'4" x 13'5" (4.08 x 4.10)
Room Two	12'1" x 9'8" (3.70 x 2.96)
Utility Room	4'3" x 7'1" (1.32 x 2.16)
W/C	3'10" x 7'1" (1.17 x 2.16)



Directions

From the office turn right onto Mannamead Rd/B3250 0.8 mi Turn left onto Torr Ln Go through 1 roundabout 0.3 mi At the roundabout, take the 2nd exit and stay on Torr Ln Turn left into Effingham Crescent and the property can be found on the left.

Scan for Material Information

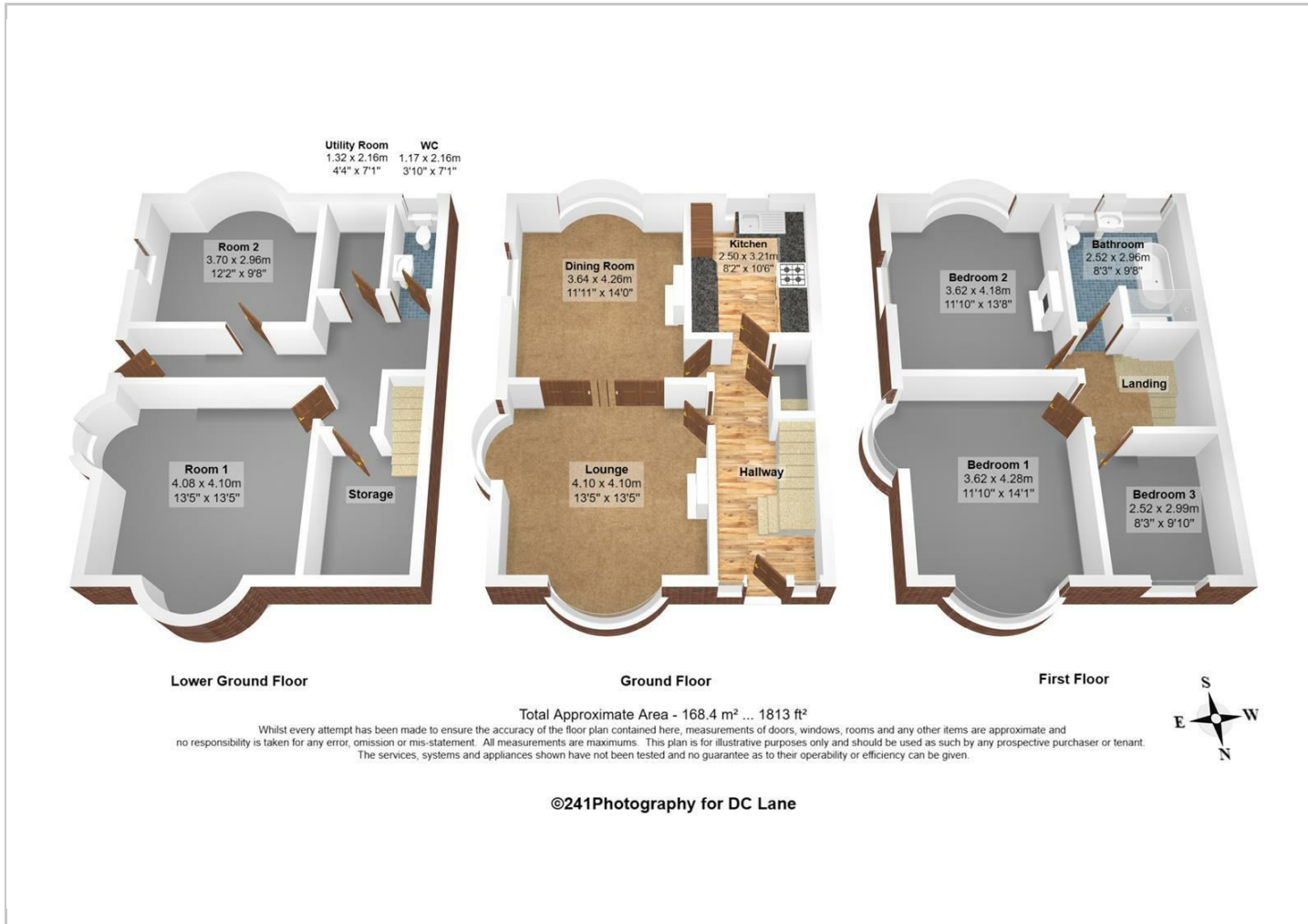


Council Tax Band: D

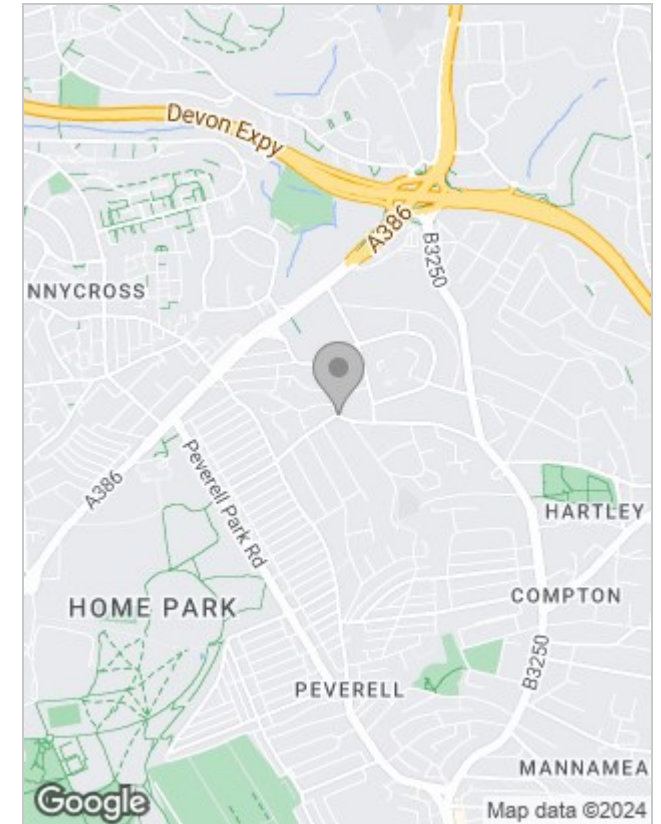




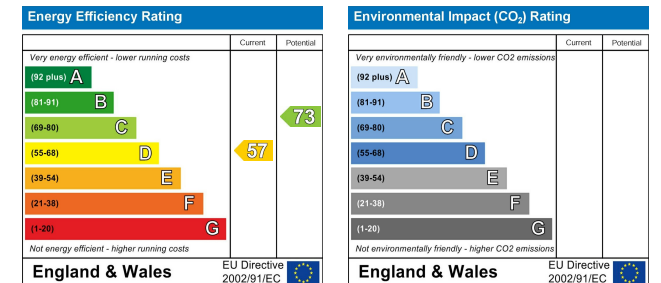
Floor Plans



Location Map



Energy Performance Graph



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.

99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk