

lukeboon.exp.uk.com
01752 295996
07810 601815 (WhatsApp)
luke.boon@exp.uk.com

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



2 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



895 SQ.FT



FREEHOLD

DARWIN CRESCENT CRABTREE, PL3 6DX

OFFERS OVER £280,000

Superb south facing, semi-detached bungalow. Fully refurbished with an open plan living space, river views, driveway & a garage.



LUKE BOON

Personal Estate
Agent



lukeboon.exp.uk.com
01752 295996
07810 601815 (WhatsApp)
luke.boon@exp.uk.com

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

Darwin Crescent is a quiet cul-de-sac located on the edge of Crabtree and Laira, perfectly positioned to give excellent commuter routes into Plymouth City Centre and onto the A38. Located close to Pike Road shops and bus stop (5 minute walk) and to Laira Doctors Surgery.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into the hallway, which leads through to the lounge, both double bedrooms and the shower room. The hallway is beautifully presented and has an air purifying system and a loft hatch.

Both bedrooms are located at the front of the property and have windows to the front elevation. Both bedrooms are a good double size and are superbly presented. The shower room has a real luxurious feel, with a large corner shower, low level w/c, hand wash basin and a heated towel rail. There is an extraction fan and obscured window providing ventilation and tiled splash backs to finish.

The lounge is an excellent size with a feature fireplace and a dining area located at the end of the room. The dining area is an extension, which flows into the kitchen. Both the lounge and dining area are again, superbly presented, and there are dual aspect windows to the rear elevation which provide views over the rear garden and across to Saltram and over the River Plym. There is a door leading out onto the rear garden.

The kitchen is wonderfully finished and has a plethora of wall and base mounted units, complete with a work surface over and a range of fitted appliances. The kitchen flows back into the dining area and gives the property a real open plan feel, perfect for entertaining with family and friends.

LUKE BOON

POWERED BY
exp UK
Personal Estate Agent

Externally, the property has also been transformed, with both the front and rear gardens having been completely landscaped. The driveway has been levelled and has a block paved finish, with space for a large vehicle. There are gentle steps down to the front door and to the garage, which has power and lighting, an up and over door and a large window to the rear elevation.

The rear garden is accessed via the kitchen area, with steps down to a patio and decked area. The garden is south facing and has views over Saltram and the River Plym Estuary. The garden has an array of mature shrubs and plants with a level lawn, plus outside power points and an outside tap. There is a door leading into the cellar space, which has space for appliances, two windows to the rear elevation and houses the combi-boiler.

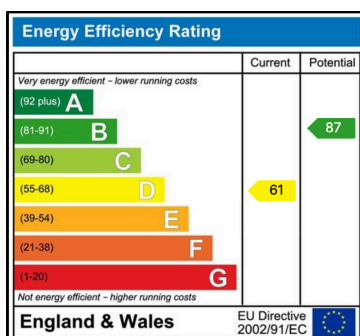
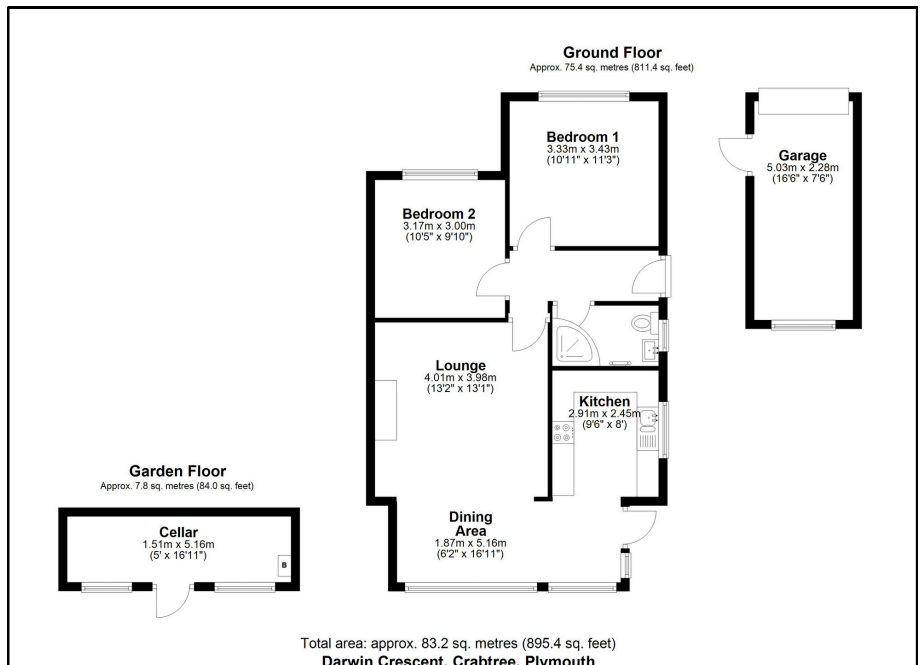
Tenure & Services

Tenure - Freehold

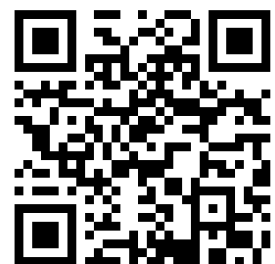
EPC - D 61/87

Council Tax Band - C

Services - Mains Water, Electricity, Gas & Drainage. Access to Fibre Broadband



Local Authority City Of Plymouth	Council Tax Band: C Annual Price: £2,067
Conservation Area No	Flood Risk Very low
Floor Area 645 ft ² / 60 m ²	Plot Size 0.06 Acres
Mobile Coverage EE Vodafone Three O2	Broadband Basic Superfast Ultrafast
Satellite / Fibre TV Availability BT Sky Virgin	3 Mbps 38 Mbps 1800 Mbps



Website Link