



11 Cameron Way

Crownhill, Plymouth, PL6 5WB

£450,000



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CAMERON WAY, CROWNHILL, PLYMOUTH, PL6 5WB

THE PROPERTY

This detached four bedroom family home is maintained to an incredibly high standard and is immaculately presented throughout. The property comprises an entrance porch and hall, downstairs cloakroom, lounge/diner and well fitted kitchen with all appliances, four bedrooms, the master bedroom with en suite shower room and family bathroom. Benefitting from uPVC double glazed windows and doors and gas central heating. To the front, there is a private drive with parking for two cars and integral garage and level beautifully landscaped gardens. A viewing of this highly desirable family home is recommended to be fully appreciated.

ACCOMMODATION

GROUND FLOOR

uPVC stained glass door opening to:

ENTRANCE PORCH

3'10 x 3'4 (1.17m x 1.02m)

Obscure glass uPVC double glazed side window with fully glazed full height window. uPVC door opening to:

ENTRANCE HALL

12'9 x 6'6 into stairwell (3.89m x 1.98m into stairwell)

Wall mounted security alarm programmer. Radiator. Stairs rise to the first floor. Under stairs storage cupboard.

WC

6'4 x 2'7 (1.93m x 0.79m)

Fitted with a two piece suite comprising low level WC and corner wash hand basin with splash back. uPVC obscure glass glazed window.

KITCHEN/BREAKFAST ROOM

14'8 x 8'9 (4.47m x 2.67m)

Beautifully fitted throughout with high quality oak door units comprising eye level wall cupboards with matching base cupboards and drawers. Marble work surfaces with marble upstands. Moulded marble sink surround with one and half

drainer stainless steel bowls and mixer tap, uPVC leaded light double glazed window over with view to the front. Integrated four ring gas hob with oak extractor canopy hood with extractor fan over. Electric double oven with microwave over. Integrated fridge, freezer, dishwasher, washing machine, tumble dryer, all of which have matching door fronts. Pull out breakfast bar. Coved ceiling. uPVC obscure glass double glazed door opening to outside. Radiator and door from the kitchen to the dining room.

LIVING ROOM

15'4 x 11'2 (4.67m x 3.40m)

The lounge and the dining room have an archway combining the two with uPVC double glazed sliding patio door which opens onto the rear garden with a view from the lounge over the rear garden. Marble fireplace with wood surround and a gas fire inset. Two radiators. Two wall light points. TV point. Coved ceiling.

DINING ROOM

9'2 x 8'9 (2.79m x 2.67m)

uPVC double glazed window also overlooking the rear garden. Radiator. Coved ceiling.

FIRST FLOOR LANDING

9'4 x 5'6 max (2.84m x 1.68m max)

Hatch with retractable aluminium ladder to fully insulated and largely boarded loft space with light and radiator. Coved ceiling. Built in airing/linen cupboard housing the Megaflow hot water system with slatted shelves for linen.

BEDROOM ONE

11'10 x 10' (3.61m x 3.05m)

uPVC double glazed window overlooking the front. A suite of fitted bedroom furniture including two double wardrobes, a single wardrobe, over bed storage cupboards, three drawer dressing table and two bedside cabinets with drawer. Radiator. Coved ceiling. TV and telephone points.

EN SUITE SHOWER ROOM

8'7 x 5'6 (2.62m x 1.68m)

Fitted with a three piece suite which comprises a fully tiled shower cubicle with cistern shower, pedestal wash hand basin

with tiled splash back and light/shaver point over. Low level WC. Radiator. Double cupboard. Covered ceiling. Extractor fan. Obscure glass uPVC double glazed window.

BEDROOM TWO

14'1 x 8'2 (4.29m x 2.49m)

uPVC double glazed window overlooking the rear garden. Radiator. Coved ceiling.

BEDROOM THREE

10'4 x 9'9 (3.15m x 2.97m)

Two uPVC double glazed windows overlooking the front. Radiator. Two built in double wardrobes. Fitted drawer unit with nine drawers. TV point. Coved ceiling.

BEDROOM FOUR

9'11 x 6'9 (3.02m x 2.06m)

uPVC double glazed window overlooking the rear. Radiator. built in double wardrobe. Coved ceiling.

BATHROOM

6'11 x 5'7 (2.11m x 1.70m)

Fully tiled bathroom fitted with a three piece suite comprising panelled bath with hand grips, cistern shower with shower screen, vanity wash hand basin with cupboard below. Side shelf unit. Concealed cistern low level WC. Chrome heated towel rail. Shaver point. Coved ceiling. Obscure glass uPVC double glazed window. Extractor fan.

EXTERNALLY

To the front, there is an immaculate tarmac drive way with ample off road parking for two cars, an area of lawned garden with a raised planted flower bed well stocked with shrubs and flowers. A brick paved patio area which opens to a gate giving side access. To the side of the property, there is a paved pathway that opens to the rear garden. This is a level garden which is fully enclosed by close boarded timber fencing. The garden is laid to brick paviours in a herringbone design with a neat level lawn bordered by a decorative stone and paved pathway. These are surrounded by planters and beds stocked with flowers, shrubs, fruit plants and an apple tree. To the far end of the garden, there is a large shrub and flower bed and a further patio area which catches the last of the evening sun. Within the garden, there is a good size timber shed with quality fibreglass roof. The rear garden has an outside light, outside triple power point and cold water tap.

GARAGE

16'9 x 8'4 (5.11m x 2.54m)

Remote roller door. Grey painted floor. Fully plastered walls. Power and light.

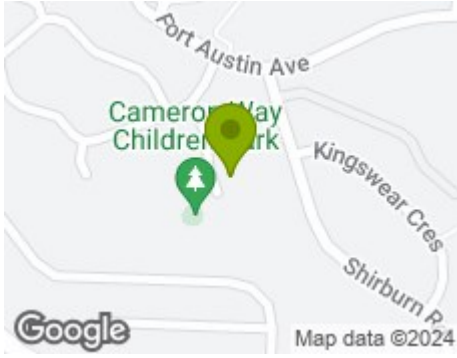
AGENTS NOTE

Tenure - Freehold.

Plymouth city council Tax - Band E.



Road Map



Hybrid Map

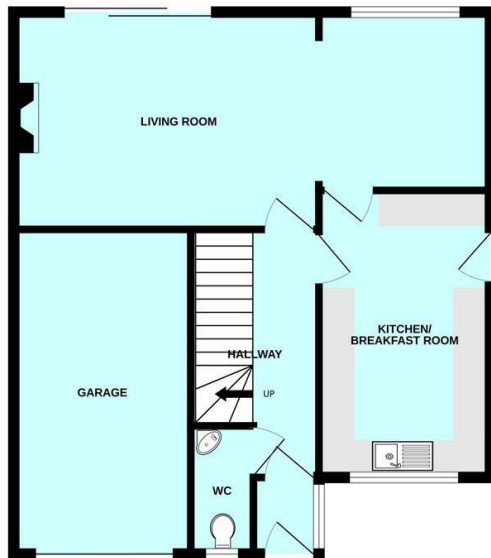


Terrain Map

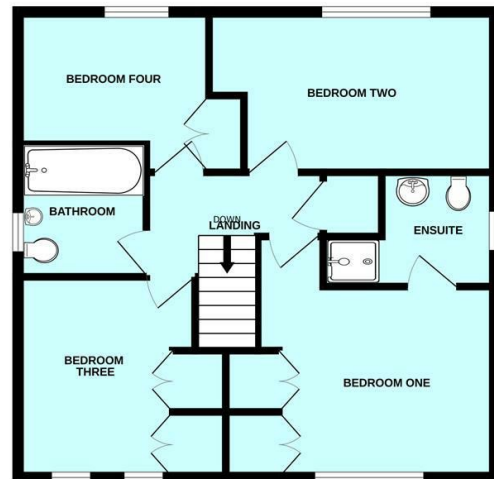


Floor Plan

GROUND FLOOR



1ST FLOOR

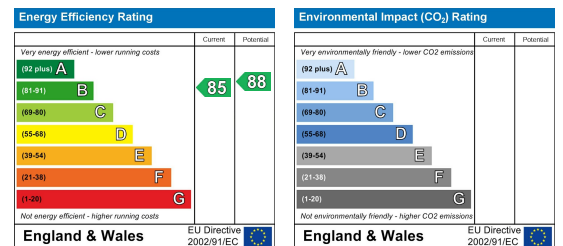


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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