



## 1 Crow Park Fernleigh Road

Mannamead, Plymouth, PL3 5AW

**Guide Price £600,000**





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## THE PROPERTY

Superb detached residence, thoughtfully redesigned with refurbishment led by award winning architects to a high quality specification and finish. Set in a tucked away quiet position with outstanding panoramic views from the rear. Large siberian larch decked terrace balcony ideal for alfresco entertaining and impressive mature rear garden. Exceptionally light and airy accommodation comprising entrance lobby with oak engineered storage cupboards, useful utility room, downstairs cloakroom/WC, spacious open plan living room incorporating high quality Italian manufactured integrated kitchen with a wide breakfast island and a range of hidden integrated appliances. Open plan to the living area with ample space for dining room and seating area with central double sided wood burning stove. Featuring hardwood flooring and three wide windows all sliding and opening to the balcony. Off this room, a useful office, a functional room with bespoke built in furniture made by a local cabinet maker.

At first floor level, a landing giving access to three double bedrooms, the master bedroom having far reaching panoramic views, as has the second bedroom, and the master bedroom having a well appointed, most spacious en suite shower room/WC. A generous size well appointed family bathroom/WC.

Standing within walled gardens, beautifully developed with a whole host of specimen bushes, shrubs and exotic plants, side access and a southerly facing landscaped rear garden. A two room cellar, ideal for storage. Woodstore with hatch and steps to balcony for alfresco entertaining.

## LOCATION

Set in this tucked away private cul de sac within the sought after and popular established residential area of Mannamead. The position is convenient for access into the city and close by connections to major routes. A short walk to local shops, restaurants and schools.

## ACCOMMODATION

Solid oak door and surround into:

## GROUND FLOOR

Five zone under floor central heating.

### ENTRANCE LOBBY

**9'1 x 5'8 overall (2.77m x 1.73m overall)**

Range of bespoke hand built storage.

### UTILITY ROOM

**6'11 x 4'1 (2.11m x 1.24m)**

Space for white goods.

### CLOAKROOM/WC

**4'8 x 3'6 (1.42m x 1.07m)**

Quality white suite. WC and wash hand basin. Under stair storage.

### LIVING ROOM

**26'3 x 24'2 overall (8.00m x 7.37m overall)**

Incorporating kitchen/dining & sitting room.

### KITCHEN/DINING ROOM

Fully fitted Italian designed kitchen from Arrital Cucine. Grey silestone kensho work tops. Floating center island with in-built storage. Inbuilt fridge, freezer, dishwasher, wine fridge, induction hob and recessed overhead extractor within overhead canopy, incorporating Hi flow Smeg extractor system venting to exterior and recessed LED lighting and 12 twin Astro trim-less LED down lighters. Open-plan to the dining room.

### SITTING ROOM

Three ethernet ports. Sat TV and digital TV ports. Built in storage. Wanders The Square tunnel Jules multi fuel stove (heat output 15.3KW). Three motorised remote controlled floor to ceiling blinds. Three aluminium powder coated doors to spacious balcony.

### OFFICE

**12'8 x 5'6 (3.86m x 1.68m)**

Windows to the front and rear. Birch units made and fitted by Tandem Cabinet makers. Recessed LED lighting. Linto T5 aluminium overhead suspended lights. 2 ethernet ports. Router hub for entry of high speed full fibre broadband with hard wired distribution via cat6 cables to ethernet ports in all rooms within the property.

## FIRST FLOOR

Tel: 01752 664125

## LANDING

Light and airy with window to the side. Redesigned staircase in solid oak cladding with recessed handle.

## MASTER BEDROOM

14'6 x 11'11 (4.42m x 3.63m)

Picture window and far reaching views. Quality built in bespoke bedroom furniture. Two ethernet ports. Sat and TV ports. Door to:

## EN SUITE SHOWER ROOM

12'8 x 5'5 (3.86m x 1.65m)

Large shower, WC, bidet and two wash hand basins. Electric underfloor heating. Heated towel rail.

## GUEST BEDROOM TWO

13'11 x 11' overall (4.24m x 3.35m overall)

Quality bespoke bedroom furniture. Built in desk. Window to the south with far reaching views. Ethernet, sat and TV ports.

## BEDROOM THREE

11'10 x 9'5 (3.61m x 2.87m)

Quality built in bespoke bedroom furniture. Ethernet, sat and TV ports.

## FAMILY BATHROOM

Bath, WC, wash hand basin and large airing cupboard housing the Worcester gas fired boiler servicing the central heating and domestic hot water and hot water storage tank. Heated towel rail. Electric underfloor heating.

## EXTERNALLY

A gated entrance via a private shared driveway with ample parking

gives access to the front door. Delightful mature front garden containing a variety of specimen plants, bushes and shrubs. Side access pathways on both sides of the property lead through to the rear with a generous size southerly facing mature back garden. Off the living room, a hardwood decked balcony ideal for alfresco entertaining and enjoying far reaching views over to Cornish coastline. Gardens, walkways and balcony all have LED spot and flood lights.

## CELLARS

### CELLAR ONE

14'6 x 10'5 (4.42m x 3.18m)

6' head height reducing towards the front. Access hatch to further under floor areas.

### CELLAR TWO

12'7 x 10'10 (3.84m x 3.30m)

6' head height reducing towards the front. Access hatch to further under floor areas.

## WOOD STORE

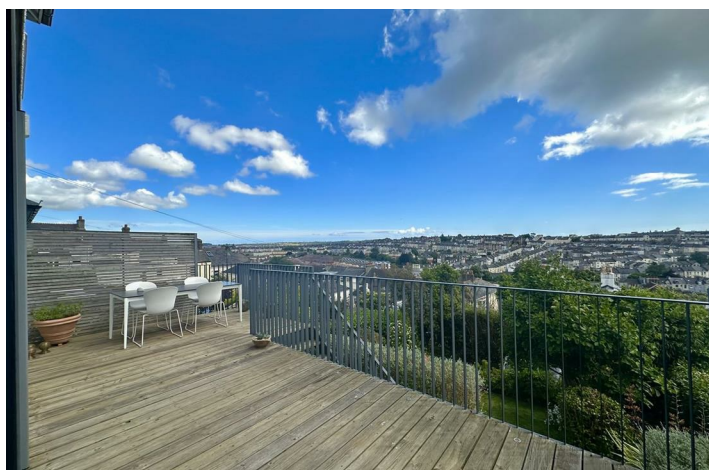
## LOFT

Accessed by hatch via drop down steps.

## AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council Tax - Band E.





## Road Map



## Hybrid Map

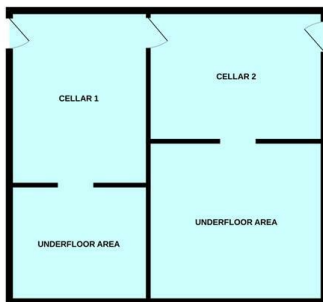


## Terrain Map

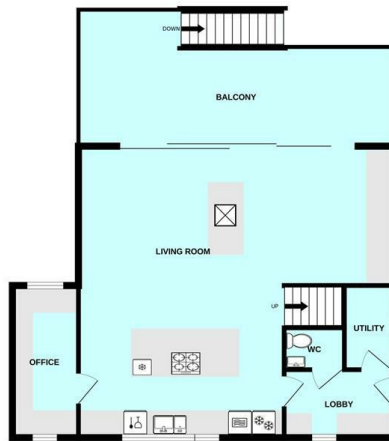


## Floor Plan

BASEMENT



GROUND FLOOR



1ST FLOOR

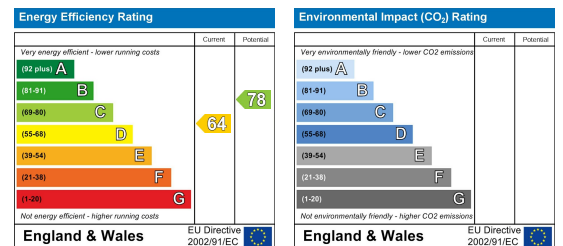


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## Viewing

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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