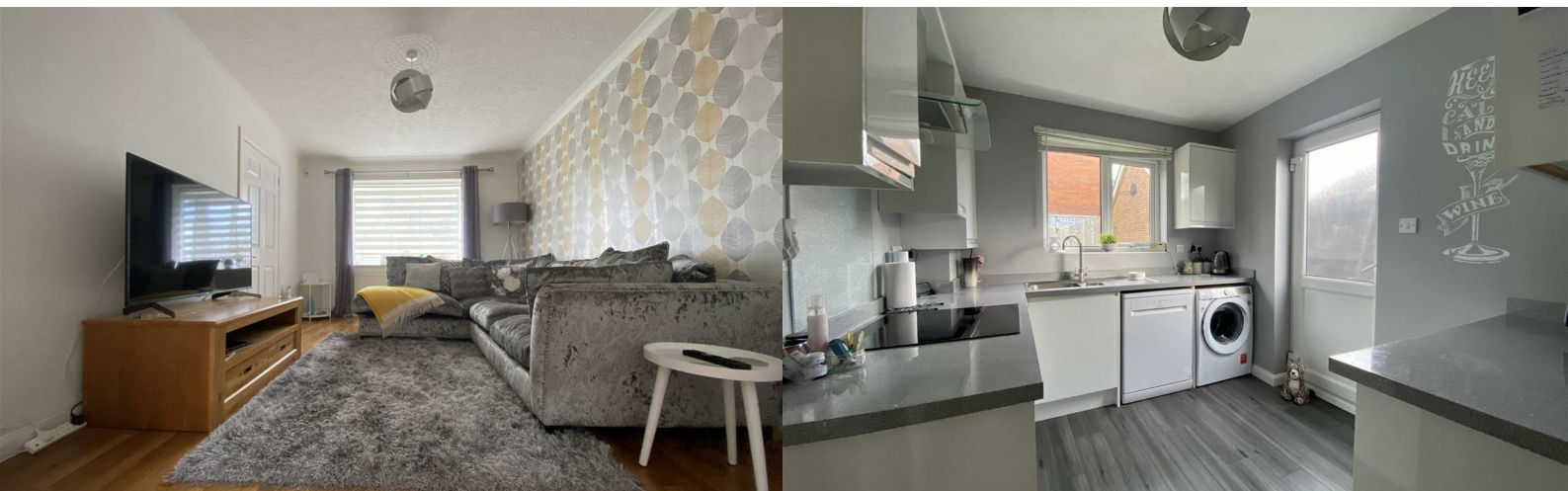




## 5 Trewithy Drive

Crownhill, Plymouth, PL6 5TY

Offers Over £400,000





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## TREWITHY DRIVE, CROWNHILL, PLYMOUTH, PL6 5TY

### ACCOMMODATION

Entrance via a composite front door with obscured glazed panels opens up into the entrance hall.

### ENTRANCE HALL

9'8" x 4'10" (2.96 x 1.49)

Obscured double-glazed window to the front, floor to ceiling. Wooden floor. Dado rail. Doors leading off through to the cloakroom, kitchen and lounge. Staircase rising to the first floor landing.

### CLOAKROOM

6'1" x 1'6" (1.87 x 0.47)

Laminate wood flooring. Matching suite of close coupled wc, pedestal wash hand basin with mosaic style splash-back. Obscured uPVC double-glazed window to the front.

### LOUNGE

14'11" x 10'7" (4.55 x 3.24)

Wooden flooring. uPVC double-glazed box bay window to the front with a deep sill. Twin wooden doors open into the dining room.

### DINING ROOM

10'7" x 9'8" (3.23 x 2.97)

Wooden floor. Ample space for a dining table. uPVC double-glazed sliding patio door opens up out to the rear garden. Entrance into the kitchen.

### KITCHEN

12'9" x 8'3" max (3.89 x 2.54 max)

Attractive white high gloss matching base & wall mounted units with spaces for a washing machine, fridge, dishwasher & fitted oven. Roll edge laminate work surface has inset 1.5 bowl sink unit, single drainer & a 4 ring induction hob. Wall mounted Worcester boiler concealed in a unit. Extractor hood over the induction hob. uPVC double-glazed window to the rear. Grey wood effect LVT flooring. Obscured uPVC double-glazed door giving access out to the side & rear garden. Door to a large larder storage cupboard which is part-shelved & space for a separate freezer.

### FIRST FLOOR LANDING

Obscured uPVC double-glazed window to the side. Access hatch to roof void. Doors leading off through to the bedrooms, a bathroom & airing cupboard.

### BEDROOM ONE

10'7" x 9'1" (3.24 x 2.77)

uPVC double-glazed window to the front.

### BEDROOM TWO

10'8" x 9'6" (3.26 x 2.92)

Fitted wardrobes running along one wall. uPVC double-glazed window to the rear overlooking the rear garden.

### BEDROOM THREE

9'7" x 6'5" (2.93 x 1.98)

uPVC double-glazed window to the rear overlooking the garden.

## BEDROOM FOUR

8'6" x 6'9" (2.61 x 2.08)

uPVC double-glazed window to the front.

## BATHROOM

7'8" x 5'9" (2.35 x 1.76)

Matching suite of close coupled wc, panelled bath with fitted shower over, dual shower-heads both handheld & rainfall & pedestal wash hand basin. Obscured uPVC double-glazed window to the side. Vinyl flooring.

## OUTSIDE

The property is approached via a paved path which leads to the front door. The main section of garden is laid to lawn with a hedge bordered to the front & one side. To the side of the property a driveway allowing off-road parking for up to 3 vehicles to the fore & side of the garage. Courtesy gate from the driveway gives access to the rear garden.

## GARAGE

Single garage. Up & over door.

## GARDEN

Paved patio seating area. A couple of steps lead up to the main section of lawn. Paved patio area to the side of the garage. Flower & shrub border running along one side with inset shrubs & palm trees.

## COUNCIL TAX

Plymouth City Council

Council Tax Band: D

## SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



Road Map



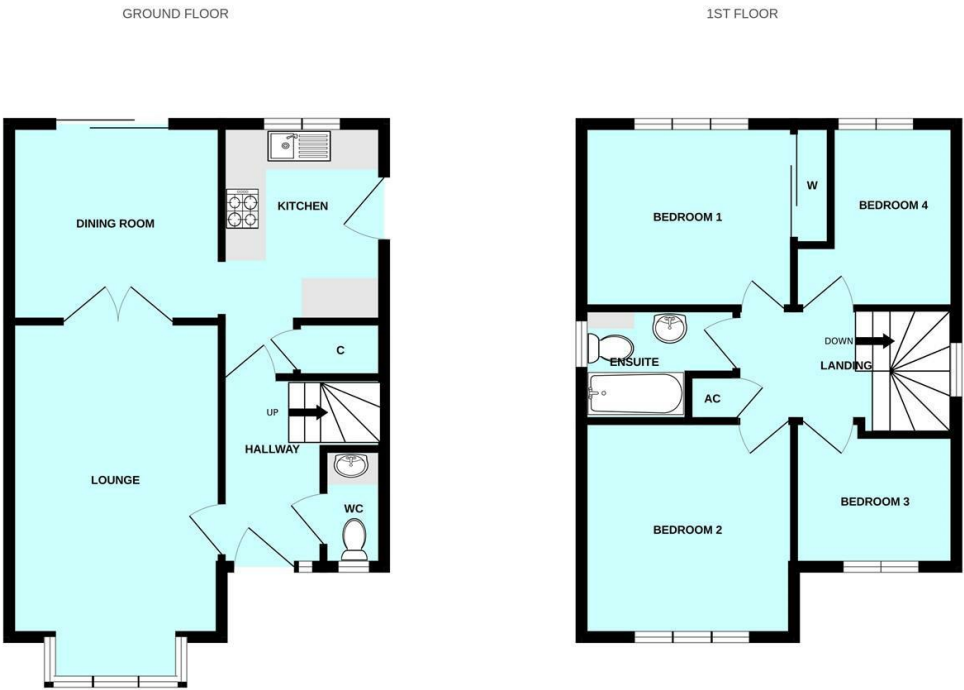
Hybrid Map



Terrain Map



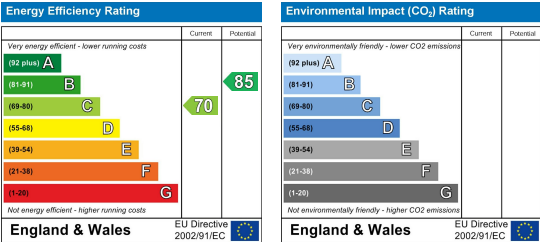
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.