



2 Great Berry Road

Crownhill, Plymouth, PL6 5AU

Guide Price £550,000



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GREAT BERRY ROAD, CROWNHILL, PLYMOUTH, PL6 5AU

GUIDE PRICE £550,000 - £600,000

LOCATION

The property is located in the desirable residential area of Crownhill and has frontage onto Great Berry Road at the side on to the main Tavistock Road and at the rear from Berry Head Gardens access into the garage and drive. Crownhill village nearby provides for a variety of local services and amenities. The position is convenient for access into the city and close by connection to major routes in other directions.

ACCOMMODATION

A detached house built circa.1936 which over the last ten years has been extensively upgraded, improved, extended and remodelled. Providing a high standard of presentation and finish, the works carefully undertaken and designed to create an annexe if needed and with excellent modern comforts such as under floor heating running throughout the main part of the ground floor accommodation. The property offering potential multi generational occupation and clearly providing flexibility of layout and usage.

On the ground floor with spacious entrance hall having staircase rising to the first floor, useful walk in under stairs storage cupboard, a generous size lounge with front bay window and feature fireplace, a useful home office/study. A 29' large open plan modern fitted integrated kitchen/dining room with high quality 'Siemens' integrated appliances, outlook to the front and rear gardens. Cupboard housing the 'Worcester' gas fired boiler which services the central heating and domestic hot water, the boiler some 4 years old. A door leads off to a suite of rooms which potentially might provide separate annexe accommodation and here with a spacious family room with french doors opening to the garden, a well

appointed shower room/wc and useful utility room which potentially could be converted into a kitchen. The family room then providing a bed sitting room.

At first floor level the main landing with window to the side and giving access to a master bedroom which is a generous size double bedroom with dual aspect and long views to Cornwall and an en-suite shower room. Two further bedrooms and a well-appointed spacious family bathroom.

From the main landing a door opens to the inner landing, a space which potentially could be used as a dressing room or study and from here stairs rise to the second floor loft conversion with approval, providing a fourth generous size double bedroom with two 'Velux' windows, fitted shutters and a door leading off to a large storeroom also with 'Velu' window. The storeroom could be used as an additional bedroom or the space could be used perhaps to create a spacious en-suite facility.

The property stands on a generous size corner plot with wrap around gardens, drive and garage.

GROUND FLOOR

RECEPTION HALL

12'8" x 12'3" (3.86m x 3.73m)

Walk in under stairs storage cupboard.

STUDY

7'0" x 5'10" (2.13m x 1.78m)

LOUNGE

17'7" x 12'5" max (5.36m x 3.78m max)

KITCHEN/DINING ROOM

29'1" x 10'11" (8.86m x 3.33m)

Windows to front and rear. A modern fitted kitchen with

'Corian' style work surfaces, matching sides to the units and 'Corian' style sink. Integrated appliances include two ovens/microwaves, variable size induction hob with extractor hood over, dishwasher and a cupboard housing the 'Worcester Greenstar 30Si' gas fired boiler servicing central heating and domestic hot water.

FAMILY ROOM

26'1" x 11'0" max (7.95m x 3.35m max)

French doors to one end and a glazed door to the other. Off this to:

SHOWER ROOM

Shower, wc and wash hand basin.

UTILITY ROOM

FIRST FLOOR

MAIN LANDING

MASTER BEDROOM

17'11" x 10'11" (5.46m x 3.33m)

Dual aspect with long views to Cornwall. Door to:

EN-SUITE SHOWER ROOM

Shower, wc and wash hand basin.

FAMILY BATHROOM

Bath, separate tiled shower, wc and wash hand basin.

BEDROOM TWO

14'6" x 12'6" (4.42m x 3.81m)

BEDROOM THREE

9'7" x 6'10" (2.92m x 2.08m)

From the main landing a door opens to:

INNER LANDING

9'3" x 6'8" (2.82m x 2.03m)

Incorporating large storage cupboard and staircase rising to:

SECOND FLOOR

BEDROOM FOUR

15'1" x 12'6" (4.60m x 3.81m)

Two 'Velux' double glazed windows. Door to:

STOREROOM

15'1" x 7'8" (4.60m x 2.34m)

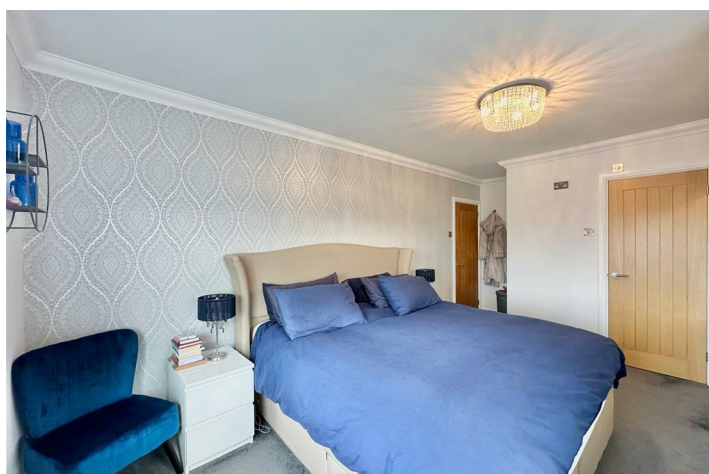
OUTSIDE

Wrap around gardens, GARAGE and drive.

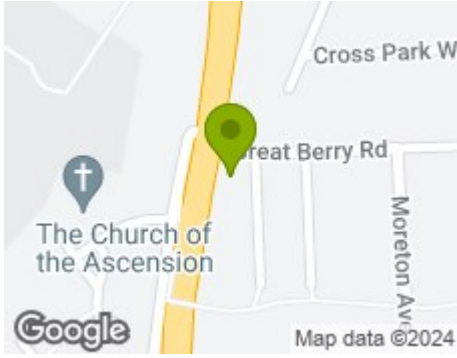
AGENTS NOTE:

TENURE: Freehold

COUNCIL TAX BAND: E



Road Map



Hybrid Map



Terrain Map



Floor Plan

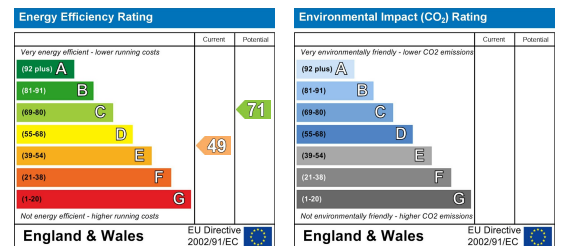


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Viewing

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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