



**Gray Crescent, Plymouth PL5 1DA**

**welcome to**

## **Gray Crescent, Plymouth**

This extended four double bedroom semi-detached home is truly unique and offers a plethora of deluxe and high spec features. It benefits from beautiful far reaching county and waterside views. The garden has been landscaped to an extremely high standard and boasts of a luxury Diamond swim spa!



**Entrance Hall:**

Obscured double glazed door to front elevation. Fitted shelving. Radiator. Plain plastered walls and ceiling. Room for understairs storage. Tiled flooring. Insert spotlighting.

**Lounge:**

12' 5" Max x 13' 6" Into Recess ( 3.78m Max x 4.11m Into Recess )  
Large double glazed window to front elevation with beautiful far reaching countryside views. Radiator. Wall mounted electric fireplace, Radiator. Stripped back wooden flooring. Plain plastered walls and ceiling. The lounge naturally flows through to the dining room.

**Dining Room:**

9' 5" x 9' 10" ( 2.87m x 3.00m )  
The dining room features double glazed french doors that lead out to rear garden. Radiator. Stripped back wooden flooring. Plain plastered walls and ceiling. The dining room naturally flows through to the kitchen area.

**Kitchen:**

9' 6" x 8' 7" ( 2.90m x 2.62m )  
Newly fitted kitchen with wall and base level units, both of which feature soft close hinges. Speckled Quartz worktop. Sink drainer with chrome pull down mixer tap over. Instant hot water tap with the addition of a chilled setting. Integrated five ring gas hob with cooker-hood over, Integrated double electric oven, Integrated dishwasher. Double glazed window to rear elevation with a garden view. Built in wine rack. Heated tiled flooring, Plain plastered walls and ceiling. Insert spotlighting. Kitchen naturally flows through to the utility room.

**Utility Room:**

8' 11" Max x 7' 2" Max ( 2.72m Max x 2.18m Max )  
Obscured double glazed door to rear elevation leading out to rear garden. Double glazed window to rear elevation. Wall and base level units. Integrated fridge and fridge freezer. Integrated microwave, CH boiler discretely housed within cupboard. Plumbing

and space for washing machine. Space for tumble dryer. Integral access to garage. Plain plastered walls and ceiling. Heated tiled flooring. Insert spotlighting.

**Landing:**

Double glazed window to front elevation with stunning country and waterside views. Radiator, Large built in storage cupboard, Plain plastered walls and ceiling.

**Family Bathroom:**

Obscured double glazed windows to rear and side elevations. Dual wash hand basins with mixer taps and built in vanity units. Wall mounted mirror. Whirlpool bath with mixer taps and power shower overhead running off mains supply. Chrome heated towel rail. Fully tiled throughout. Heated tiled flooring. Insert spotlighting.

**Master Bedroom:**

18' 5" Max x 11' 6" Plus Recess ( 5.61m Max x 3.51m Plus Recess )  
Double glazed french doors to rear elevation lead out to Juliet balcony overlooking rear garden. double glazed dual velux windows to front elevation with beautiful far reaching views. Door to eaves storage. Elevated and beautifully lit free standing claw and ball Burlington spa bath. Archway through to personal study. Door to ensuite.

**Ensuite To Master:**

Obscured double glazed window to rear elevation. Low level WC. Wash hand basin with splashback tiling. Mist-free wall mounted mirror with built in lighting. Radiator. Shower cubicle with shower running off mains supply. Plain plastered walls and ceiling. Vinyl flooring.

**Private Study To Master:**

11' 7" Max- Restricted head height x 7' 3" Max - Restricted head height ( 3.53m Max- Restricted head height x 2.21m Max - Restricted head height )  
Double glazed velux window to front elevation with beautiful far reaching country and waterside views. Carpeted flooring. Radiator.

**Bedroom Two:**

12' 3" x 9' 8" ( 3.73m x 2.95m )  
Double glazed window to front elevation. Radiator. Built in wardrobe. Newly fitted carpeted flooring.

**Bedroom Three:**

12' 4" Into recess x 9' ( 3.76m Into recess x 2.74m )  
Double glazed window to rear elevation with garden view. Radiator. Large Built in storage cupboard. Newly laid carpeted flooring.

**Bedroom Four:**

14' 1" Max x 7' 2" Max ( 4.29m Max x 2.18m Max )  
Double glazed window to front elevation. Radiator. Large storage cupboard. Plain plastered walls and ceiling. Newly laid carpeted flooring. Door leading to ensuite.

**Ensuite To Bedroom Four:**

Double glazed obscured window to rear elevation. Walk in shower with power shower running off mains supply. Low level WC. Wash hand basin with mixer tap over.

**Rear Garden:**

Doors lead from the property out to a large patio bistro seating area with steps to an area that is mainly laid to lawn. This tier features stylish glass panels with cylindrical stainless steel posts and access to the Luxury Diamond Swim Spa. The top tier consists of a raised decked seating area with lighting and retractable garden windbreaks. This area also features a wood burning stove. The garden has been beautifully landscaped and is well lit throughout the tiers. There is also an outside tap.

**Garage:**

Garage offers integral access to the property. Features an electric door with key fob and benefits from both power and lighting.

**Private Parking:**

There is a private parking bay to the property.



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# welcome to Gray Crescent, Plymouth

- FOUR DOUBLE BEDROOMS
- PRIVATE PARKING BAY
- TWO ENSUITES AND FAMILY BATHROOM
- WATERSIDE VIEWS
- LANDSCAPED GARDEN

Tenure: Freehold EPC Rating: C

offers in excess of  
**£290,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SBX103577 - 0005

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**01752 367232**



[stbudeau@fox-and-sons.co.uk](mailto:stbudeau@fox-and-sons.co.uk)



630 Wolseley Road, St Budeaux, PLYMOUTH,  
Devon, PL5 1TE



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)