

Dryburgh Crescent, Plymouth PL2 2NX



welcome to

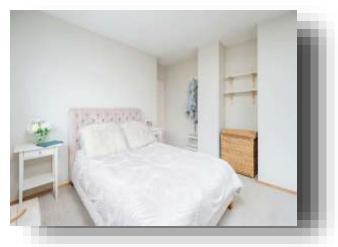
Dryburgh Crescent, Plymouth

This immaculately presented three bedroom semi-detached home offers a plethora of features. Some of these include a private driveway accessed via a dropped kerb, a fantastically sized rear garden which is fully enclosed and a modernly designed kitchen which flows beautifully into the dining room.













Entrance Hall:

Obscured double glazed upvc door to front elevation. Radiator. Under-stairs storage. Wood effect laminate flooring. Door to lounge and kitchen. Stairs leading to bedrooms and bathroom.

Lounge:

13' 9" x 12' 1" Max (4.19m x 3.68m Max) Large double glazed window to front elevation. Stone feature electric fireplace with surround. TV point. Radiator. Plain plastered walls and ceiling. Coving. Wood effect laminate flooring.

Dining Room:

10' 3" x 8' 10" (3.12m x 2.69m) Two double glazed windows to rear elevation. Double glazed French doors to rear elevation leading out to enclosed rear garden. Radiator. Wood effect laminate flooring. Plain plastered walls and ceiling. Coving.

Kitchen:

10' 4" x 8' 6" (3.15m x 2.59m)

Fitted kitchen with base level units. Double glazed window to rear elevation with garden view. Ceramic sink drainer with mixer tap over. Integrated gas hob and integrated electric oven. Space and plumbing for washing machine. Roll top work surface. Splashback tiling. Obscured double glazed door to side elevation. Archway leading to dining room. Plain plastered walls and ceiling. Insert spotlighting. Wood effect tiled flooring.

Landing:

Double glazed window to side elevation. Loft access. Banister. Radiator. Carpeted flooring. Plain plastered walls and ceiling. Coving.

Master Bedroom:

13' 1" Max Into door recess x 12' Max (3.99m Max Into door recess x 3.66m Max) Double glazed window to front elevation. Plain plastered walls and ceiling. carpeted flooring.

Bedroom Two:

13' 5" x 8' 7" Plus Recess (4.09m x 2.62m Plus Recess) Double glazed window to rear elevation with garden view. Radiator, Plain plastered walls and ceiling. Wood effect laminate flooring.

Bedroom Three:

8' 7" Max x 9' 1" Max (2.62m Max x 2.77m Max) Double glazed window to front elevation. Radiator. Plain plastered walls and ceiling. Carpeted flooring.

Bathroom:

Obscured double glazed window to rear elevation. Bath with mixer tap and electric shower overhead. Wash hand basin with mixer tap over. Low level WC. Chrome heated towel rail. Fully tiled. tiled flooring. Insert spotlighting.

Front Garden:

The front garden is mainly laid to lawn. There is gated access which leads to the side of the property to the garden.

Private Driveway:

The driveway has been bricked and is accessed via a dropped kerb. Depending on the size of the vehicle it could park between 2-3 vehicles.

Rear Garden:

The rear garden is a fantastic size and is fully enclosed. It offers secure gated side access. Double glazed French doors from the dining room lead out on to a low maintenance ground level seating area with steps that then lead to an elevated area hosting a level lawn and decked area.





welcome to

£220,000

Dryburgh Crescent, Plymouth

- NO ONWARD CHAIN
- PRIVATE DRIVEWAY WITH DROPPED KERB
- COUNCIL TAX BAND A
- THREE BEDROOM SEMI-DETACHED
- A FANTASTICALLY SIZE SECURE REAR GARDEN

Tenure: Freehold EPC Rating: Awaited



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Property Ref: SBX105528 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the

postcode not the actual property

Tyburgh Cres

Ham Dr

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