



**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.



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welcome to

## 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

# £220,000



\*This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any land from areas), openings and orientations are approximate. The details are approximate. This cannot be relied upon for any purpose and they do not form part of any agreement. The liability is solely for any error, omission or misstatement. It may vary from the actual measurements. Powered by www.houseagent.com



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Property Ref:  
SBX105528 - 0004

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