



**Cresthill Road, Plymouth PL2 2RG**

**welcome to**

**Cresthill Road, Plymouth**

This recently renovated detached bungalow is an extremely rare find and hosts a plethora of deluxe features! Some of which include, newly fitted kitchen and bathroom, fantastically sized and fully enclosed garden with a low maintenance design, garage and driveway providing ample off road parking!



**Entrance Hall:**

Obscured double glazed door to side elevation. Radiator. Large built in storage cupboard with shelving within. Loft access. Coving. Walnut effect laminate flooring.

**Lounge:**

11' 8" Plus Bay Window x 11' 10" Max ( 3.56m Plus Bay Window x 3.61m Max )

Double glazed 1930's bay window to front elevation. Radiator. Electric fireplace with surround and granite hearth. Plain plastered walls and ceiling. Coving. TV point. Telephone point. Walnut effect laminate flooring.

**Kitchen/Diner:**

29' 1" Max x 8' 10" Max ( 8.86m Max x 2.69m Max )

Newly fitted Wren kitchen with wall and base level units with soft close feature. Double glazed window to side elevation. Built in 1 1/2 bowl stainless steel sink with mixer tap over. Splashback tiling. Arctic starburst Quartz worktop. Integrated Zanussi frost free fridge freezer. Integrated AEG dishwasher. Built in NEFF double pyrolytic oven. Integrated Bosh induction 4 zone hob with angled chimney hood over. Seven compartment built in plastic cutlery insert. Newly installed CH boiler discretely housed within bespoke cupboard featuring a separate compartment with electric points. Space and plumbing for both washing machine and tumble dryer. Plain plastered walls and ceiling. Insert spotlighting. Wood effect laminate flooring throughout. Room Naturally flows into dining room area where there is an obscured double glazed door to side elevation. Double glazed patio doors that lead out to private and fully enclosed rear garden. Radiator. Plain plastered walls and ceiling. Insert spotlighting. Door to side elevation providing access to entrance hall.

**Master Bedroom:**

11' 7" x 8' 8" ( 3.53m x 2.64m )

Double glazed window to side elevation. Built-in wardrobes with cupboards overhead. Coving. Radiator. Walnut effect laminate flooring.

**Bedroom Two:**

11' 8" x 8' 6" ( 3.56m x 2.59m )

Dual aspect double glazed windows to front and side elevations. Radiator. Plain plastered walls and ceiling. Coving. Walnut effect laminate flooring.

**Bedroom Three:**

8' 11" Into Recess x 8' 5" ( 2.72m Into Recess x 2.57m )

Double glazed window to side elevation. Radiator. Coving. Open recess for storage with cupboards overhead. Walnut effect laminate flooring.

**Shower Room:**

Three obscured double glazed windows to side elevation. Double walk in shower cubicle with built in shower running off mains supply. Separate shower attachment also running off mains supply. Wash hand basin with vanity unit and mixer tap. Wall mounted mirror with built-in lighting and anti-mist feature. Low level WC. Bidet. Chrome heated towel rail. Tiled walls. Plain plastered ceiling. Extractor fan. Insert spotlighting. Wall mounted cupboard. Wood effect laminate flooring.

**Rear Garden:**

Double glazed patio doors from the dining room lead out to a fantastically sized and fully enclosed sunny rear garden. From the dining room you step out onto a newly laid brick pathway that then leads up to a large patio seating area. There are elevated borders throughout the rear garden with plants and shrubs. There are also mature fruit trees both planted and potted. To the rear of the garden there is a purpose built shed with a newly fitted roof and a greenhouse both of which will be staying. Three water butts are also located in the garden. Outside tap. Two secure gated access points to the rear garden, one being to the side elevation and the other to the front elevation. There is also access to the garage,

**Garage:**

17' 2" x 8' 3" ( 5.23m x 2.51m )

Up and over door. Power and lighting within.

**Driveway:**

There is ample off road parking to this property which is accessed via a dropped kerb.



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welcome to

## Cresthill Road, Plymouth

- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION
- COUNCIL TAX - D
- NEWLY FITTED KITCHEN AND BATHROOM
- THREE SIZABLE BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

**£350,000**



Total floor area 84.3 m<sup>2</sup> (914 sq. ft.) approx.  
\*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 may differ from part of any agreement. The liability is solely for any error, omission or misstatement. It may/may not rely upon the same. Powered by www.floorplans.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SBX106094 - 0006

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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)