

**Contact us**

**Central Plymouth Office**  
 22 Mannamead Road  
 Mutley Plain  
 Plymouth  
 PL4 7AA

**(01752) 514500**

**North Plymouth and Residential Lettings Office**

56 Morshead Road  
 Crownhill  
 Plymouth  
 PL6 5AQ

**(01752) 772846**

**Email Us**

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

**Website**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

**Opening Hours**

**Monday - Friday**

**9.15am—5.30pm**

**Saturday**

**9.00am—4.00pm**

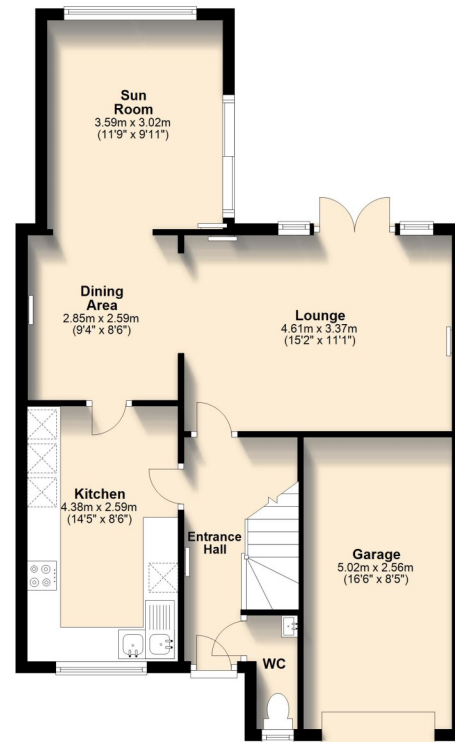
(Central Plymouth Office Only)

**Our Property Reference:**

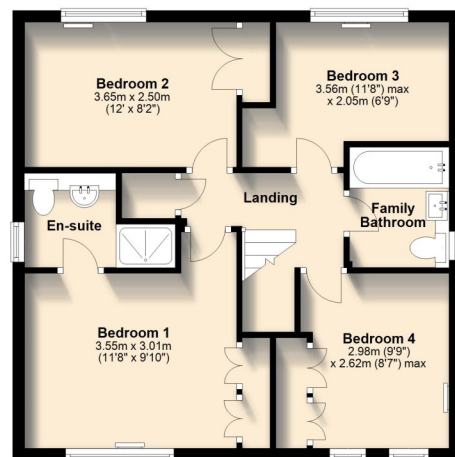
**07/H/24 5519**



**Ground Floor**  
 Approx. 68.6 sq. metres (738.5 sq. feet)

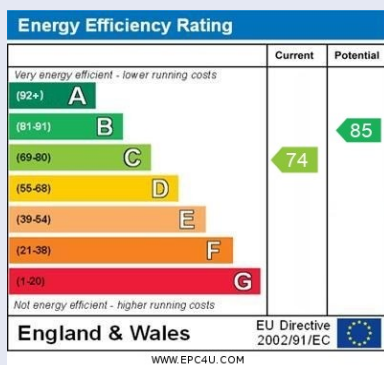


**First Floor**  
 Approx. 53.3 sq. metres (573.8 sq. feet)



**Further Information...**

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



**PLYMOUTH HOMES** ESTATE AGENTS



**32 Kimberly Drive, Crownhill,  
 Plymouth, PL6 5WA**

- BEAUTIFUL HOME**
- POPULAR LOCATION**
- EXTENDED SUNROOM**
- FOUR BEDROOMS**
- SOUTH WESTERLY GARDEN**
- MODERN FITTED KITCHEN**

*We feel you may buy this property because...*  
 'Of the beautiful presentation and lovely position of this stunning detached home.'

**Offers In Excess Of  
 £460,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Number of Bedrooms

Four Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Private Driveway and Garage

## Outside Space

Front And Rear Gardens

## Council Tax Band

E

## Council Tax Cost 2024/2025

Full Cost: £2,707.06

Single Person: £2,030.30

## Stamp Duty Liability

First Time Buyer: £1,750

Main Residence: £10,500

Second Home or Investment  
Property: £24,300

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

## What3words Location

///poetic.fact.birds

## Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

## Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

## Introducing...

This beautifully presented and extended detached home is located within a popular residential location in Crownhill. Internally the accommodation offers: lounge, dining area, beautiful sunroom, a modern fitted kitchen with integrated appliances, downstairs wc, four bedrooms, en-suite and family bathroom. Further benefits include double glazing, central heating, solar water heating and externally there is a double width driveway to an integral garage, while to the rear is an attractive south-westerly facing rear garden. Plymouth Homes strongly advise an internal viewing to fully appreciate the location and presentation on offer.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

Entry is via a part glazed entrance door opening into the entrance hall.

#### ENTRANCE HALL

With radiator, engineered oak flooring, coving to ceiling, stairs rising to the first-floor landing with an under-stairs storage cupboard with shelving, doors into the lounge and kitchen.

#### LOUNGE

**4.61m (15'2") x 3.37m (11'1")**

A lovely reception space with french doors and two double glazed windows to each side, two radiators, coving to ceiling, coal effect gas fire set within a feature marble and wooden surround, glazed double doors opening to the rear garden, open plan into the dining area.

#### DINING AREA

**2.85m (9'4") x 2.59m (8'6")**

With radiator, engineered oak flooring, door to the kitchen, open plan into the sunroom.

#### SUNROOM

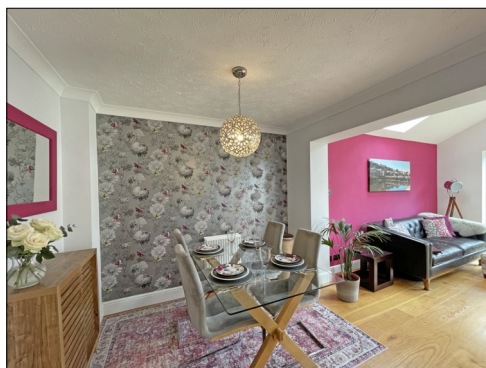
**3.59m (11'9") x 3.02m (9'11")**

A lovely room with large double glazed windows to the rear overlooking the garden, radiator, engineered oak flooring, pitched roof with Velux skylight windows, uPVC glazed patio door opening onto the garden.

#### KITCHEN

**4.38m (14'5") x 2.59m (8'6")**

Fitted with a matching range of modern base and eye level units with soft closing drawers and doors, worktop space above, twin bowl sink unit with single drainer, mixer tap, splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, a range of integrated appliances to include fridge, freezer, dishwasher, washing machine, fitted eye level electric double oven and four ring electric hob with stainless steel cooker hood above, double glazed window to the front and engineered oak flooring.



#### DOWNSTAIRS WC

With obscure double-glazed window to the front and fitted with a two piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, tiled floor.

#### FIRST FLOOR

#### LANDING

Built in airing cupboard housing the hot water cylinder, access to the mainly boarded loft space with retracting ladder and light.

#### BEDROOM 1

**3.55m (11'8") x 3.01m (9'10")**

A double bedroom with double glazed window to the front, radiator, built-in wardrobes, door opening to the en-suite.

#### EN-SUITE

Fitted with a three-piece suite comprising vanity wash hand basin with cupboard storage below, recessed shower cubicle with fitted shower above, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, wall mounted mirrored cabinet, obscure double-glazed window to the side, LVT flooring, wall light above framed mirror.

#### BEDROOM 2

**3.65m (12') x 2.50m (8'2")**

A second double bedroom with double glazed window to the rear, radiator, built in wardrobes.

#### BEDROOM 3

**3.56m (11'8") max x 2.05m (6'9")**

A third double bedroom with double glazed window to the rear, radiator.

#### BEDROOM 4

**2.98m (9'9") x 2.62m (8'7") max**

A good-sized bedroom with two double glazed windows to the front, built in wardrobes, radiator, laminate flooring,



#### FAMILY BATHROOM

**2.07m (6'10") x 1.71m (5'7")**

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, wall mounted mirrored cabinet, obscure double-glazed window to the side, LVT flooring, wall mirror with sensor light, built in shaver point and auto de-mister.

#### OUTSIDE:

#### FRONT

The front of the property is approached via a double width private driveway leading to the covered main entrance and the garage. The garden area is laid to artificial lawn, with hedged border and railings. To either side of the house, gates and pathways then lead onto the rear garden.

#### REAR

The enclosed rear garden is a particular feature of the property, being south-westerly facing and having been lovingly maintained by the current owners. Adjoining the property is a glazed sun canopy, with tinted glass, covering a lovely travertine patio. This then opens to a beautiful and landscaped garden area, the majority laid to lawn, with established borders and gravelled areas encompassing a timber seat, pergola, slate water feature and shed to the side area.

#### INTEGRAL GARAGE

**5.02m (16'6") x 2.56m (8'5")**

With power and light connected, remote-controlled electric roller garage door.

#### SOLAR PANELS

The property benefits from privately owned solar water heating. Weather permitting, the solar panels partially heat the water which reduces the cost for the boiler to heat the water to the desired temperature. This helps to lower energy bills.