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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

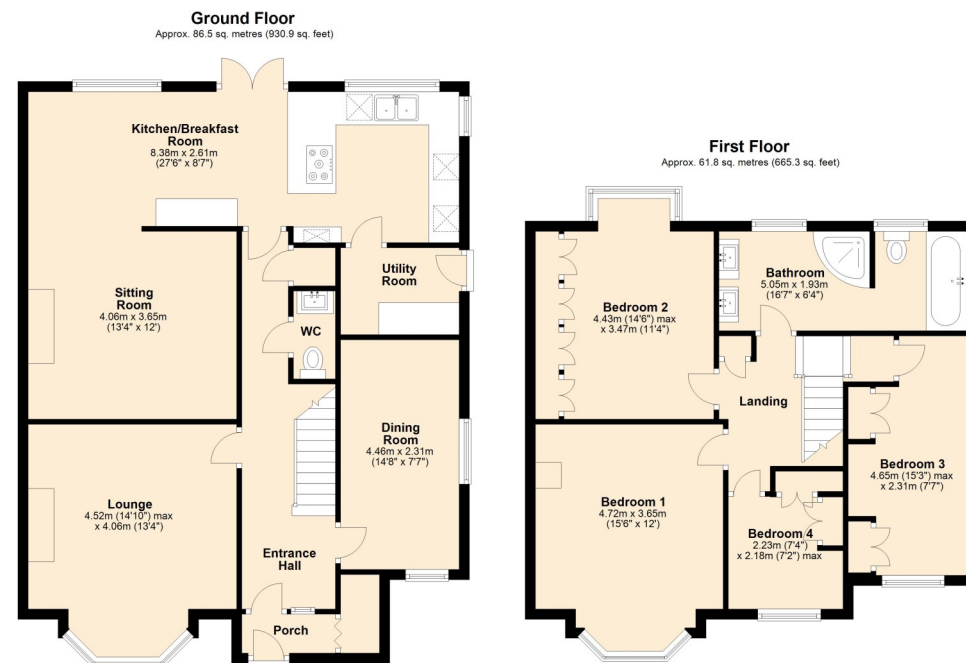
(Central Plymouth Office Only)

Our Property Reference:

17/A/25 5625



Floor Plans...



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.

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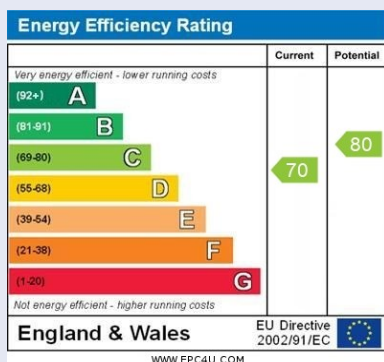
**61 Great Berry Road, Crownhill,
Plymouth, PL6 5AY**

**SECLUDED POSITION
FOUR BEDROOMS
THREE RECEPTIONS
KITCHEN/BREAKFAST ROOM
LARGE REAR GARDEN
NO ONWARD CHAIN**

We feel you may buy this property because...
'Of the spacious, versatile accommodation and the secluded residential location.'

£475,000

www.plymouthhomes.co.uk



Number of Bedrooms

Four/Five Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Driveway Parking

Outside Space

Large Rear Garden

Council Tax Band

D

Council Tax Cost 2024/2025

Full Cost: £2,214.87

Single Person: £1,661.15

Stamp Duty Liability

First Time Buyer: £2,500

Main Residence: £11,250

Second Home or Investment

Property: £35,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

What3words Location

///mixed.order.gather

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1800Mbps

Upload Speed: 1000Mbps

Introducing...

This substantial, beautifully presented and extended home is located at the head of a cul-de-sac within the popular Great Berry estate close to popular schools, shops and Widey Woods. Internally the spacious and versatile accommodation comprises separate bay fronted lounge, dining room, sitting room, large kitchen/breakfast room, utility room, downstairs wc, four bedrooms and a spacious five-piece bathroom. Externally the property sits on a generous sized plot with driveway parking and a lovely large rear garden with covered bar/hot tub area and large storage shed/workshop behind. Plymouth Homes would strongly advise an early viewing to fully appreciate the position and overall size on offer within this perfect family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

PORCH

With radiator, wood effect laminate flooring, dado rail, coving to ceiling, walk in cloaks cupboard, part glazed door with stained glass side panel opening into the entrance hall.

ENTRANCE HALL

With radiator, wood effect laminate flooring, dado rail, coving to ceiling, stairs rising to the first-floor landing with two under-stairs storage cupboards.

LOUNGE

4.52m (14'10") max x 4.06m (13'4")

With double glazed leaded bay window to the front, coal effect living flame gas fire set within a feature surround, radiator, dado rail, coving to ceiling with ceiling rose.

DINING ROOM

4.46m (14'8") x 2.31m (7'7")

This room could also make a fifth ground floor bedroom or an ideal home office or study. With double glazed leaded windows to the front and side, radiator, wood effect laminate flooring, coving to ceiling.

KITCHEN/BREAKFAST ROOM

8.38m (27'6") x 2.61m (8'7")

A lovely sized reception space spanning the width of the property and enjoying the rear outlook over the garden and woodland to the side. The kitchen is fitted with a matching range of base and eye level units with feature Quartz worktops above, breakfast bar, 1½ bowl sink unit, splashbacks, a range of integrated Neff appliances to include dishwasher, five ring induction hob with ceiling mounted cooker hood above, eye level double oven and warming drawer, eye level combination microwave oven, Hotpoint coffee machine, space for wine and drinks fridges, floor level LED lighting, double glazed leaded windows to the side and rear, wood effect laminate flooring, coving to ceiling, uPVC glazed double doors opening onto the garden and open plan into the sitting room, access to the extension roof space.

SITTING ROOM

4.06m (13'4") x 3.65m (12')

With radiator, wall lights, coving to ceiling with ceiling rose, built in recess shelving.

UTILITY ROOM

2.31m (7'7") x 1.69m (5'6")

Fitted with a matching range of base and eye level units with Quartz worktop above, wall mounted boiler serving the heating system and domestic hot water, spaces for washing machine and tumble dryer, dado rail, coving to ceiling, uPVC half glazed door opening to the side of the property.



DOWNSTAIRS WC

Fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, tiled splashback, low-level WC, radiator/towel rail, wall mounted mirror, coving to ceiling with recessed ceiling spotlights.

FIRST FLOOR

LANDING

With built in storage cupboard, coving to ceiling, access to the loft space, ceiling light tube.

BEDROOM 1

4.72m (15'6") x 3.65m (12')

A lovely sized double bedroom with double glazed leaded bay window to the front, radiator, dado rail, coving to ceiling.

BEDROOM 2

4.43m (14'6") max x 3.47m (11'4")

A second double bedroom with double glazed leaded box window to the rear enjoying the rear outlook across the garden and towards woodland beyond, a range of built in wardrobes, radiator, wood effect laminate flooring, coving to ceiling.

BEDROOM 3

4.65m (15'3") max x 2.31m (7'7")

A third double bedroom with double glazed window to the front, built in wardrobes with recess for double bed and cupboard storage above, radiator, wood effect laminate flooring, coving to ceiling.

BEDROOM 4

2.23m (7'4") x 2.18m (7'2") max

With double glazed window to the front, built in wardrobes, radiator, wood effect laminate flooring, dado rail, coving to ceiling.

BATHROOM

5.05m (16'7") x 1.93m (6'4")

A large bathroom, fitted with a five-piece suite comprising panelled bath with hand shower attachment off the mixer tap, twin vanity wash hand basins with cupboard storage below and mirrored cabinets above, corner shower cubicle with fitted shower

above, low-level WC, tiled surround, radiator/towel rail, extractor fan, obscure double glazed leaded windows to rear, recessed ceiling spotlights, tiled flooring.

OUTSIDE

FRONT

The property is located at the head of a cul-de-sac which adjoins Widey Woods. The property itself is approached via a private driveway, with parking for one vehicle, with steps descending to a small garden area and the main entrance. To the right side the pathway leads to a further garden area and gate opening to the rear of the property.

REAR

A particular feature of the property is the large and enclosed rear garden which enjoys the lovely rear outlook. Adjoining the property is a good-sized decked seating area with pathway accessing a small garden area to the side of the property and in the opposite direction leading onto a lower lawned section with flower borders and a second decked seating. From this second decking area access is given to a covered bar/hot tub area measuring **2.97m (9'8") max x 5.88m (19'3") max** with power supply and lighting. From here a uPVC glazed door then opens to a large storage shed/workshop behind measuring **3.06m (10') max x 4.56m (14'11")** with power supply and lighting.

AGENT'S NOTE

The hot tub has been in situ since the current vendors first bought the property, but they have never used it. They're therefore unable to confirm that it is in working order.

