



**54 Haroldsleigh Avenue, Crownhill, Plymouth,
PL5 3AW**

£330,000



A deceptively spacious four bedroom family home offered to the market with no onward chain. The property was extended by the previous owners, almost doubling the accommodation and providing an extra bedroom and good size family bathroom upstairs, plus dining room and larger kitchen. Moving the kitchen over has also created a separate utility room and a useful downstairs cloakroom. The original living/dining room has been opened up to give a large reception room overlooking the rear garden. Upstairs are three double bedrooms and a fourth single bedroom plus the family bathroom and separate WC. The property is in need of modernisation throughout, but would make a spacious family home when updated. One of the main features of the property is the outside space - there are front and rear driveways with parking for at least four cars, plus a double garage with inspection pit, which would make an ideal workshop or great storage for someone in the building trade. The garden is mostly laid to lawn with a patio area, there is also an additional area which is screened by hedging and has a large shed in place. To the front is an attractive front garden with a gated path to the entrance.



Pvcu double glazed door with fixed side screen to:

ENTRANCE HALL

Staircase to first floor, understairs storage cupboard, radiator.

SITTING ROOM

Double aspect room with coved ceiling, two radiators, double glazed windows to front and rear with fitted blinds, serving hatch to utility room.

DINING ROOM

Double glazed window to front with fitted blind, radiator, door to:

KITCHEN

Double aspect room fitted with a range of base units and drawers under roll edge work surfaces, tiled surrounds inset electric four ring halogen hob, separate electric double oven and grill, radiator, stainless steel sink unit with single drainer, double glazed window to rear and side, doorway to utility part glazed door to:

REAR PORCH

Tiled floor, tiled walls, double glazed window to rear and side, part glazed door to garden.

UTILITY ROOM

Plumbing for washing machine, part tiled walls, door to hall, door to:

CLOAKROOM

Low flush WC, wall mounted gas central heating boiler, double glazed window to rear.



LANDING

Access to loft space.

BEDROOM TWO

Half double glazed bay window to front with fitted blind, radiator, coved ceiling.

BEDROOM THREE

Double glazed window to rear with fitted blind, fitted recess cupboards, radiator, coved ceiling.

MASTER BEDROOM

Double aspect room with double glazed window to side and front with fitted blind, radiator.

BEDROOM FOUR

Double glazed window to front, coved ceiling.

BATHROOM

Coloured suite comprising panelled bath, shower cubicle with mains shower and glazed door, pedestal wash hand basin, part tiled walls, double glazed window to rear, radiator, fixed mirror with shaver/light over.

SEPARATE WC

Coloured suite comprising low flush WC, corner wash hand basin, part tiled walls, double glazed window to rear.

EXTERNAL

Steps down from the rear porch gives access to the rear garden with a paved patio across the rear, two lawns with flower borders separated by paved path giving access to further area tucked away behind conifers with good sized shed and access to the garden and rear pedestrian access. Two outside taps, wrought iron gate to the side leads to paved driveway with parking for two/three cars, wooden gates lead to the road.

Front garden is enclosed by low level wall with gate and path flanked by lawn either side with shrubs, gives access to the front.

DOUBLE GARAGE

5.631m x 5.403m (18'6" x 17'9")

Situated to the rear of the property with up and over electric door, inspection pit to one side, power and light, window to side and rear, pedestrian door to rear. There is parking in front of the garage for two cars.



SERVICES

Mains gas, electric, water and drainage.

TENURE

Freehold

OUTGOINGS

We understand the property is in band 'C' for council tax purposes by internet enquiry with Plymouth City Council.

VIEWING

Strictly by appointment with Kirby Estate Agents.

Important

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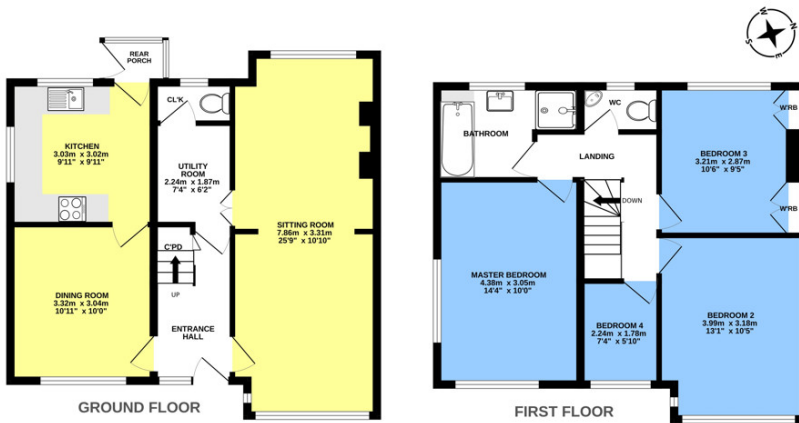
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Floorplans: Are for guidance only and must not be relied upon as a statement of fact.



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Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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