



6 CROSSWAYS, CORNWOOD

IVYBRIDGE, PL21 9QW

£299,950
FREEHOLD

Situated in the village of Cornwood on the outskirts of Plymouth is this generous sized property with the benefits of a good sized level plot, plenty of parking, a lovely southerly facing rear garden and modern ground source heat pump for the heating. The house has accommodation comprising of larger open plan lounge, kitchen and dining room. A study area, plant and utility areas, 3 bedrooms, a modern shower room and a loft room. An internal viewing is highly recommended.



6 CROSSWAYS

- Semi Detached House
- Village Location
- Large Ground Floor Living Spaces
- Double Glazing, Ground Source Heat Pump Heating
- Southerly Aspect Rear Garden
- Plenty of Parking



Entrance:

Door into:

Hallway:

Stairs to first floor with cupboard below. Engineered oak flooring. Built in storage cupboard. Door to

Lounge: 7.65m x 3.23m (25'1" x 10'7")

Throughout the lounge, dining room and kitchen is an oak engineered wood flooring with underfloor heating. Feature fire surround to one end, opening through to dining room and open plan to:

Kitchen: 3.47m x 2.12 (11'4" x 6'11")

L shaped configuration comprising of modern shaker style base and wall units with wooden work surfaces over. Single sink unit, double oven and two ring induction hob, Integrated fridge/freezer and window to the front. Door to:

Plant Room: 2.93m x 2.3m (9'7" x 7'6")

Area housing the system for the ground source heat pump. Doorway through to:

Utility/WC

Utility area with work surface with sink unit, plumbing for washine machine and low level wc.

Dining Room: 7.03m x 2.93m (23'0" x 9'7")

Three windows and three velux type roof lights. French style double glazed door lead to the rear garden.

Opening through to:

Study Area: 2.65m x 2.26m (8'8" x 7'4")

Landing:

Window to front. Doorways to:

Wet/Shower Room

Walk in shower with glazed screen, low level wc with recessed cistern and vanity wash hand basin with cupboard below. Radiator and window to the side.

Bedroom 2: 3.47m x 3.29m (11'4" x 10'9")

Radiator, window to the rear.

Bedroom 1: 4.05m x 3.29m (13'3" x 10'9")

Radiator and window to the rear.

Bedroom 3: 3.09m x 2.1m (10'1" x 6'10")

Currently used as access to the loft room. Radiator, window to front and steep staircase up to:

Loft Room: 7.64m x 2.5m (25'0" x 8'2")

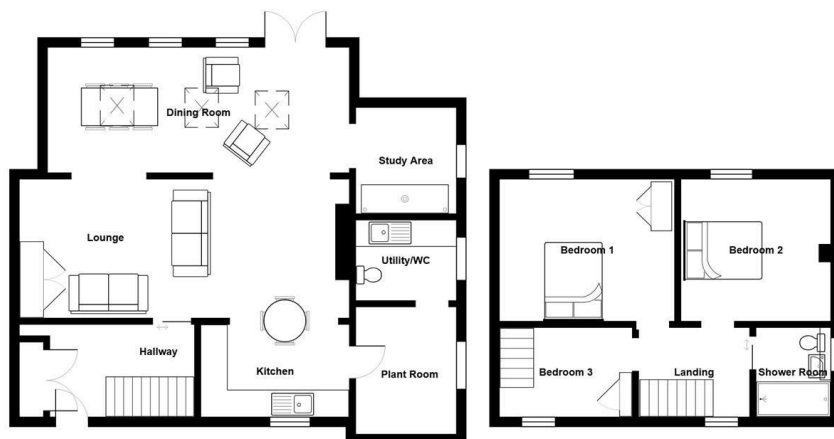
Twin Velux style windows to the rear. Reduced head height.

Outside:

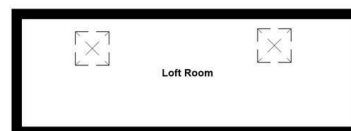
To the front of the property there is plenty of parking on a block paved driveway for a number of vehicles. A gate gives access to the side and rear.

To the rear of the property is a generous sized level patio that leads around the side of property and back out (via a gate to the front) here, there is a timber storage shed. The rear garden is of a southerly aspect and has a level lawned area with a variety of shrubs and plant borders to the side and rear.

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Total Area: 144.2 m² ... 1553 ft²





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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