



Falcon
01752 600444

22 Silver Hill Close

Crownhill, Plymouth, PL6 5FZ

Guide Price £300,000- £310,000





In Brief

Stunning newly built home in Crownhill

Reception Rooms Living Room and Kitchen diner

Bedrooms 3 Bedrooms

Heating Gas Central Heating

Area 1131 Sq Ft

Tenure Freehold

Parking Off Road Parking with garage

Council Tax C

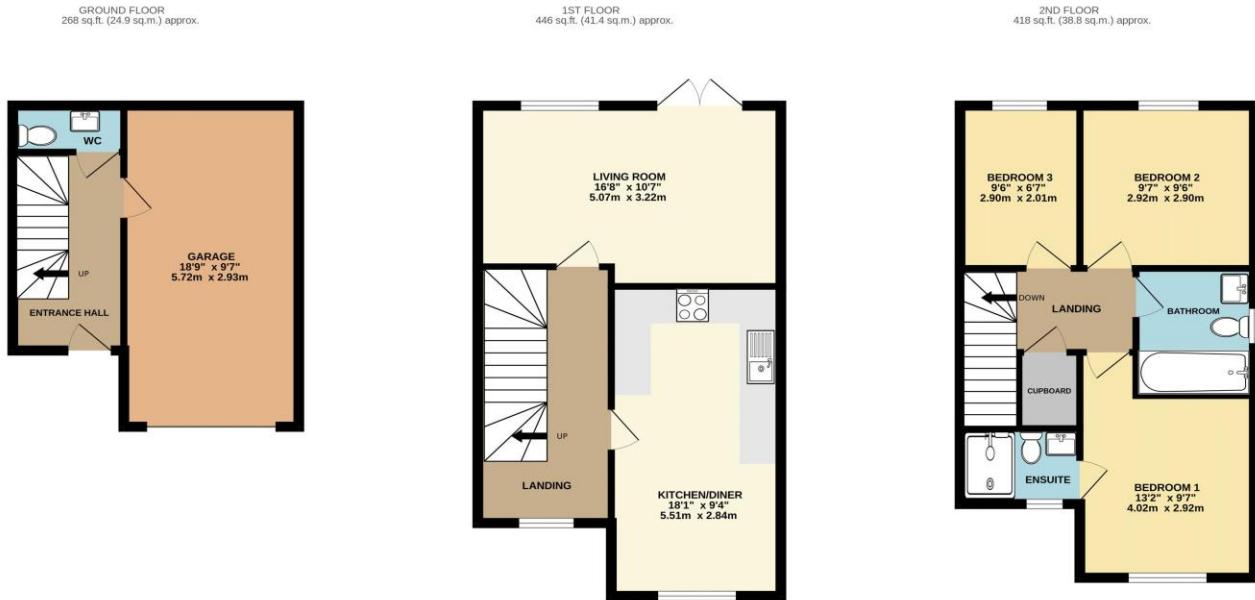
Description

Situated in the ever-popular Crownhill location, just off Tamerton Foliot Road, is this beautifully presented three-bedroom semi-detached family home offering spacious and versatile accommodation arranged over three floors. Upon entering the property at ground floor level, you are welcomed by a practical entrance area with useful storage space, ideal for coats and shoes, along with additional under-stairs storage. This level also benefits from a generous integral garage and a convenient downstairs WC. To the first floor, the property truly comes into its own. A superb living room spans the full width of the house, creating a bright and airy space perfect for both relaxing and entertaining. Double patio doors open out onto the rear garden, seamlessly blending indoor and outdoor living during the warmer months. The stunning modern kitchen/diner is fitted with a range of contemporary wall and base units and includes an oven, hob, integrated dishwasher, integrated fridge and freezer, and space for a washing machine. The dining area is enhanced by impressive floor-length windows, allowing natural light to flood the room while enjoying far-reaching views. The landing also offers a useful nook, ideal for a home office or study area. On the top floor are three well-proportioned bedrooms. The principal bedroom is positioned at the front of the property and benefits from a stylish en-suite shower room with walk-in shower. Bedrooms two and three overlook the rear garden and are both excellent sizes. The family bathroom is fitted with a bath and overhead shower. A large storage cupboard on the landing houses the boiler and provides additional practical storage. The property also benefits from £10,000 flooring. Externally, the property boasts a generous rear garden with a patio area directly from the living room, with the remainder laid to lawn — perfect for families or outdoor entertaining. To the front, there is a driveway providing off-road parking in front of the garage, a pathway leading to the main entrance, and side access with steps leading up to the rear garden. A fantastic home in a sought-after location, offering space, light and modern living throughout.

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Floor Plans



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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