



## 17 Windermere Crescent

Derriford, Plymouth, PL6 5HX

Offers Over £400,000



# 17 Windermere Crescent

Derriford, Plymouth, PL6 5HX

Offers Over £400,000



## WINDERMERE CRESCENT, DERRIFORD, PLYMOUTH, PL6 5HX

### ACCOMMODATION

Entrance via an obscured uPVC double-glaze door which opens to the vestibule.

### VESTIBULE

5'6" x 5'1" (1.7m x 1.55m)

Obscured uPVC double-glazed windows to the front. Wooden door with obscured glazed panels & obscured glazed windows on either side that open to the entrance hall.

### ENTRANCE HALL

14'8" x 7'11" (4.48m x 2.42m)

Welcoming hallway with doors leading to the wc, boot room, lounge & kitchen/breakfast room. A arched window looks into the lounge. A curved archway opens into the inner hallway.

### CLOAKROOM

4'8" x 4'2" (1.44m x 1.28m)

Matching suite of close coupled wc & pedestal wash hand basin with tiled splash-back. Heated towel rail. Obscured uPVC double-glazed window to the front.

### BOOT ROOM

4'9" x 4'0" (1.45m x 1.24m)

Shelving & obscured uPVC double-glazed window to the front.

### SITTING ROOM

19'9" x 13'10" (6.02m x 4.22m)

Feature fireplace with wood mantle & surround, stone inset with gas fire. Wooden TV stand on a plinth to one side incorporating a DVD/SKY slot. Covings. Large uPVC double-glazed window to the rear overlooking the garden. Further uPVC double-glazed door opens to the garden. Sliding wooden doors with obscured glazed panels opens up into the dining room.

### DINING ROOM

13'10" x 11'11" (4.23m x 3.64m)

Ample space for a dining table. Large uPVC double-glazed window to the rear overlooking the garden. Further door opening to the kitchen/breakfast room. Wooden door with obscured glazed panel opens into the garden room.

### GARDEN ROOM

11'8" x 12'4" (3.56m x 3.77m)

Pine cladded vaulted ceiling & chimney breast. uPVC double-glazed window to the side. uPVC double-glazed sliding door which opens to the rear garden. Fitted blinds.

### KITCHEN/BREAKFAST ROOM

10'10" narrowing to 7'11" x 18'10" narrowing to 13' (3.31m narrowing to 2.43m x 5.76m narrowing to 4.23)

Matching base & wall mounted units to include fitted oven & microwave. Position for an upright fridge/freezer. Ample space for dining table. Roll edge laminate worktops have inset 1.5 bowl sink unit with mixer tap. Position for a dishwasher. A 4 ring inset gas hob. Tiled splash-back. uPVC double-glazed window to the front. Fitted wine rack. Wooden door with obscured glazed panels opens to the inner hallway.

### INNER HALLWAY

11'4" x 3'10" (3.46m x 1.17m)

uPVC obscured double-glazed door to the front. Fitted meter cupboards with gas meter. Wooden door opening to the utility room.

### UTILITY ROOM

12'0" x 5'10" (3.68m x 1.8m)

uPVC double-glazed window to the rear. Fitted Belfast sink with storage cupboard below. Base units running along one wall. Roll edge laminate work surface over. Position for a washing machine. Wall mounted British Gas Worcester boiler. Door opens into the integral garage.

## INTEGRAL GARAGE

19'7" x 12'1" (5.99m x 3.7m)

Roller door to the front. Obscured uPVC double-glazed door which leads out to the rear garden. Further uPVC double-glazed window to the side. Light & power available.

## INNER HALLWAY

8'0" x 2'11" (2.46m x 0.89m)

Doors leading to the 2 large double bedrooms & wet room.

## BEDROOM ONE

15'9" x 12'11" (4.81m x 3.94m)

To include fitted wardrobes running along one wall with overhead storage units. uPVC double-glazed window to the front.

## BEDROOM TWO

14'11" x 12'11" (4.55m x 3.95m)

To include fitted wardrobes running along one wall with overhead storage units. uPVC double-glazed window to the rear overlooking the garden.

## WET ROOM

9'6" x 8'10" (2.91m x 2.71m)

Door to an airing cupboard housing an old hot water cylinder. Walk-in shower area with fitted Creda electric shower. Close coupled wc with hidden cistern & wash hand basin inset into

vanity storage cupboards below. Part-tiled walls. Heated towel rail. Obscured uPVC double-glazed window to the side. Wall mounted electric heater.

## OUTSIDE

The property is approached via a in-out tarmac driveway with a curved section of lawn to the front. A section of lawn to one side. Path runs alongside the property to a wrought iron gate giving access to the rear garden. Off-road parking on the tarmac drive for up to 4 vehicles. A further path runs alongside the other side of the property, where a wrought iron gate gives access to a couple of steps leading to the side section of the garden.

## REAR GARDEN

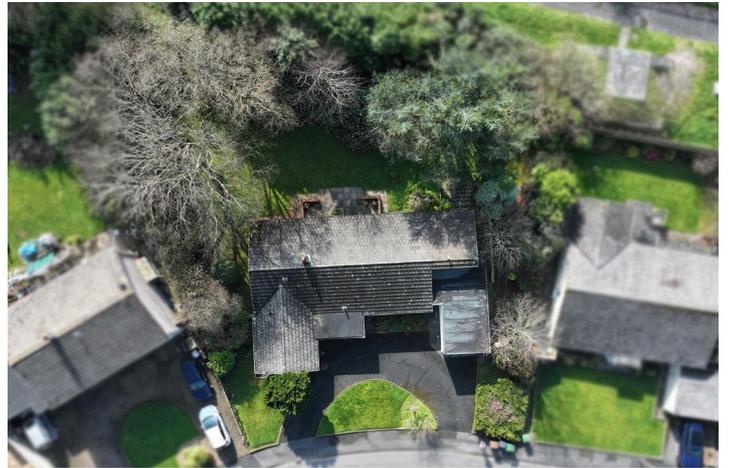
A paved path leads around the side of the property, where a couple of steps lead down to the main section of lawn, which runs left to right across the garden. A further large paved patio seating area backs onto the lounge. The boundaries are a mix of hedging, shrubs & brick wall.

## COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

## SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



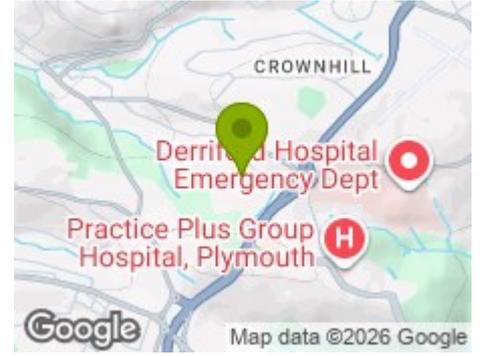
## Road Map



## Hybrid Map



## Terrain Map

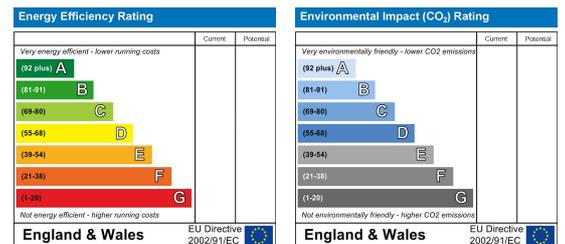


## Floor Plan

## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.