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£375,000 FREEHOLD

A spacious four bedroom link-detached house with ample storage, driveway and garage parking, fantastic views across Forder Valley and Dartmoor to the rear.

FORDER HEIGHTS, CROWNHILL, PLYMOUTH

EPC – C



PROPERTY DETAILS

Tucked away in a charming cul-de-sac, this spacious four bedroom link-detached home offers stunning views of Forder Valley and Dartmoor National Park to the rear, all while being a short distance to Derriford Hospital, sought-after schools, local amenities and easy access to the A38 and City Centre.

Featuring a generously sized lounge/dining room that opens to an enclosed balcony, a fitted kitchen, a versatile study, useful utility room, shower room, four spacious bedrooms, and a three-piece family bathroom suite. Along with the perks of a low maintenance enclosed rear garden, double glazing, central heating, a private driveway, and a single garage. This property is the perfect home for a growing family with plenty of space and storage on offer!

COUNCIL TAX BAND – D

UPVC double glazed door to;

ENTRANCE PORCH

Opaque UPVC double glazed window to front elevation, wood laminate flooring, opaque glazed wooden door providing access to;

LANDING

Stairs to first and lower ground floors.

LOWER GROUND FLOOR

ENTRANCE HALL

Useful built-in storage cupboard under stairs, panelled radiator, wood laminate flooring, doors lead off the entrance hall providing access to all lower ground floor rooms.

LOUNGE/DINING ROOM

22'9 x 15'0 max narrowing to 11'1 to dining room
(7m x 4.6m max narrowing to 3.4m to dining room)

Being L shaped with wood laminate flooring, 2 double panelled radiators, UPVC double glazed window to front elevation, UPVC double glazed French doors providing access on to an enclosed balcony and adjacent matching window to rear elevation. The lounge/diner enjoys a delightful outlook across Forder Valley and Dartmoor National Park.

KITCHEN

11'8 x 8'8 (3.6m x 2.7m)

Well fitted with a range of shaker style base and eye level storage cupboards, granite effect worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated oven and 4 burner gas hob with extractor canopy over, part tiled walls, large recess area with plumbing for a dishwasher, space for an upright fridge freezer, UPVC double glazed window to rear elevation.

SHOWER ROOM

White suite comprising shower cubicle with mixer shower, low level WC, wash hand basin with taps, panelled radiator, extractor fan, opaque secondary glazed window to front elevation.

STUDY

8'8 x 7'8 (2.7m x 2.4m)

Panelled radiator, opaque UPVC double glazed door and side screen to rear elevation, further door to;

UTILITY ROOM

7'8 x 5'9 (2.4m x 1.8m)

Space for further upright fridge freezer, space and plumbing for a washing machine and space for a tumble dryer, wood effect worktops, adjacent built-in base storage cupboards.

FIRST FLOOR

LANDING

Panelled radiator, access to the loft space, doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

11'8 x 11'1 (3.6m x 3.4m)

Wood laminate flooring, panelled radiator, fitted triple wardrobe unit, UPVC double glazed window to rear elevation enjoying pleasant views across Forder Valley and towards Dartmoor National Park.

BEDROOM TWO

11'1 x 9'5 (3.4m x 2.9m)

Fitted double wardrobe with sliding doors, panelled radiator, UPVC double glazed window to front elevation.

BEDROOM THREE

10'4 x 6'8 (3.2m x 2.1m)

Wood laminate flooring, panelled radiator, UPVC double glazed window to front elevation.

BEDROOM FOUR

11'1 x 7'2 (3.4m x 2.2m)

Panelled radiator, UPVC double glazed window to rear elevation enjoying similar rural views as bedroom one.

BATHROOM

a

White suite comprising P shaped bath, with mixer shower over and glazed shower screen, low level WC, wash hand basin with taps, half tiled walls, double panelled radiator, cupboard housing a wall mounted Ideal boiler providing hot water and central heating (serviced in Oct 2025), opaque UPVC double glazed window to rear elevation.

OUTSIDE

The gardens are situated mainly to the rear of the property, being fully enclosed and paved for ease of maintenance. The gardens enjoy a delightful aspect overlooking Forder Valley, with views towards Dartmoor National Park.

GARAGE

Single with an up and over door, power and light connected.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

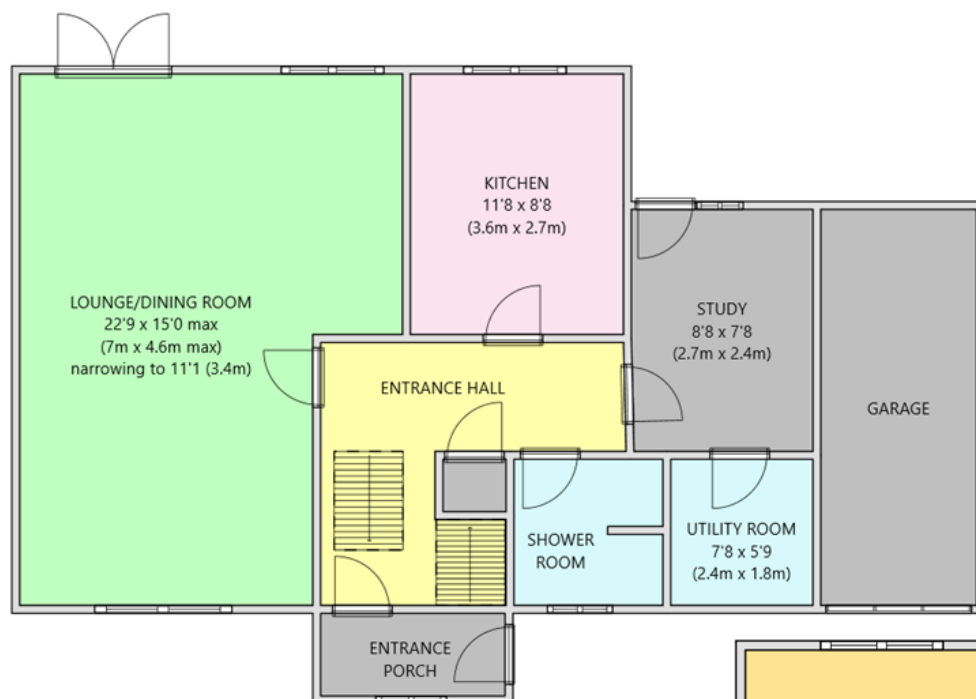
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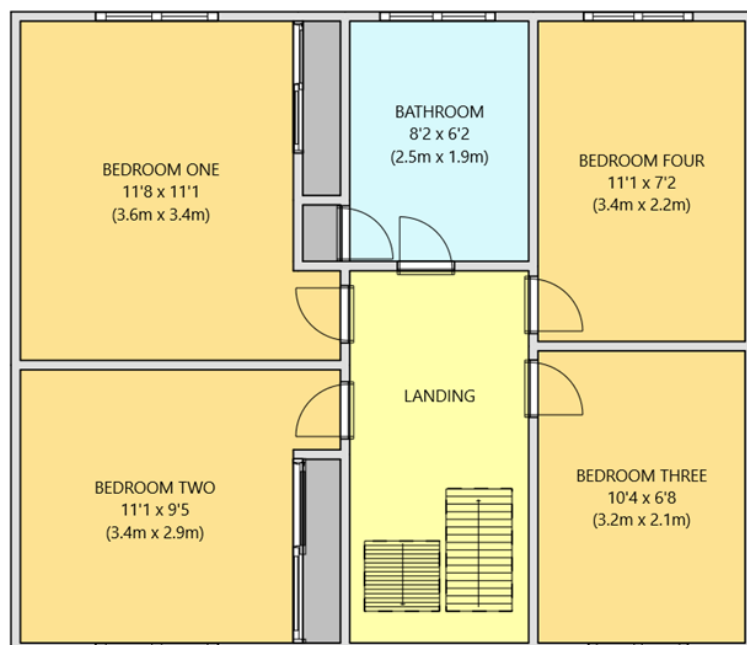
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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