

LAWSON
Estate Agency...Only Better



5 CROMWELL GATE, GLENHOLT, PLYMOUTH, PL6 7JR

Offers Over £700,000

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FULL DESCRIPTION

A superb six-bedroom executive style detached property, offering accommodation arranged over three levels and ideal for multi-generational living, situated within an exclusive cul-de-sac of just eight similar homes with convenient access to local amenities.

The property occupies a generous corner plot, featuring a block paved driveway providing ample off road parking and leading to a double garage. The gardens offers a good degree of privacy and include lawned areas, a children's play area, and a variety of established plants, trees, and shrubs.

The well presented living accommodation is decorated in tasteful neutral tones and comprises an entrance hall, lounge, stylish fitted kitchen/breakfast room with a range of integrated appliances, dining room, cloakroom, and study.

On the lower ground floor, the property lends itself perfectly to use as a self contained annexe, ideal for multi-generational living, currently comprising a large double bedroom with en-suite bathroom, a games room/lounge, and a utility room.

To the top floor, a galleried landing leads to a family shower room and five bedrooms, two of which benefit from en-suite facilities.

Further benefits include PVCu double glazing, gas central heating, and the property is offered to the market with no onward chain. A internal viewing is highly recommended to fully appreciate this exceptional family home.

LIVING ACCOMMODATION

Covered entrance porch with courtesy light leading to a part-glazed wooden front door opening into:

ENTRANCE HALL

Stairs rising to the first floor and descending to the lower ground floor, door to:

LOUNGE

PVCu double-glazed sliding doors opening to a Juliette balcony overlooking the rear garden, living flame-effect gas fire with stone surround, mantel and hearth, two radiators.

KITCHEN/BREAKFAST ROOM

Comprehensively fitted with Silestone worktops incorporating a double drainer sink unit with instant Quooker hot water tap, with cupboards and drawers below and matching wall units. Three built-in hide and slide electric Neff ovens, island unit with Silestone worktop and Neff induction hob with cupboards and drawers under, two built-in Neff dishwashers, built-in Miele fridge and Smeg freezer, pull out larder unit, radiator, two PVCu double-glazed windows overlooking the rear garden, additional PVCu double-glazed window to the side, and door to:

DINING ROOM

Two PVCu double-glazed windows to the front, radiator.

STUDY

PVCu double-glazed bay window to the front, built-in desk, storage, and matching drawers.

CLOAKROOM

Comprising a low-level WC, pedestal wash hand basin, and PVCu double-glazed window to the side.

LOWER GROUND FLOOR

(This area could be suitable for use as a separate annexe or for multi-generational living)



LANDING

Built-in storage, access to:

GAMES ROOM / LOUNGE

PVCu double-glazed French doors to the rear garden, additional PVCu double-glazed window overlooking the rear garden, radiator, door to:

UTILITY ROOM

Roll edge work surfaces incorporating a stainless steel sink unit with mixer tap, cupboards and drawers under, matching wall units, plumbing for a washing machine, PVCu double-glazed window, and door to the side.

BEDROOM

PVCu double-glazed window to the rear, radiator, door to:

EN-SUITE BATHROOM

Comprising a whirlpool Jacuzzi bath with mixer tap and shower attachment, low-level WC, pedestal wash hand basin, heated towel rail, part-tiled walls, tiled flooring, and PVCu double-glazed frosted window to the side.

TOP FLOOR LANDING

Galleried landing with PVCu double-glazed window to the front, radiator, built-in storage, and access to the loft.

BEDROOM ONE

Two PVCu double-glazed windows to the rear, built-in wardrobe and matching drawers, door to:

EN-SUITE BATHROOM

Comprising a panelled bath with mixer tap and shower attachment, low-level WC, wash hand basin with storage under, vanity mirror, tiled walls, tiled flooring, heated towel rail, and PVCu double-glazed frosted window to the side.

BEDROOM TWO

PVCu double-glazed window to the front, wardrobe (to remain), radiator, door to:

EN-SUITE SHOWER ROOM

Comprising a tiled shower cubicle with inset Mira shower, low-level WC, wash hand basin with storage under, part-tiled walls, tiled flooring, radiator, and PVCu double-glazed frosted window to the front.

BEDROOM THREE

PVCu double-glazed window to the front, radiator.

BEDROOM FOUR

PVCu double-glazed window to the rear, radiator.

SHOWER ROOM

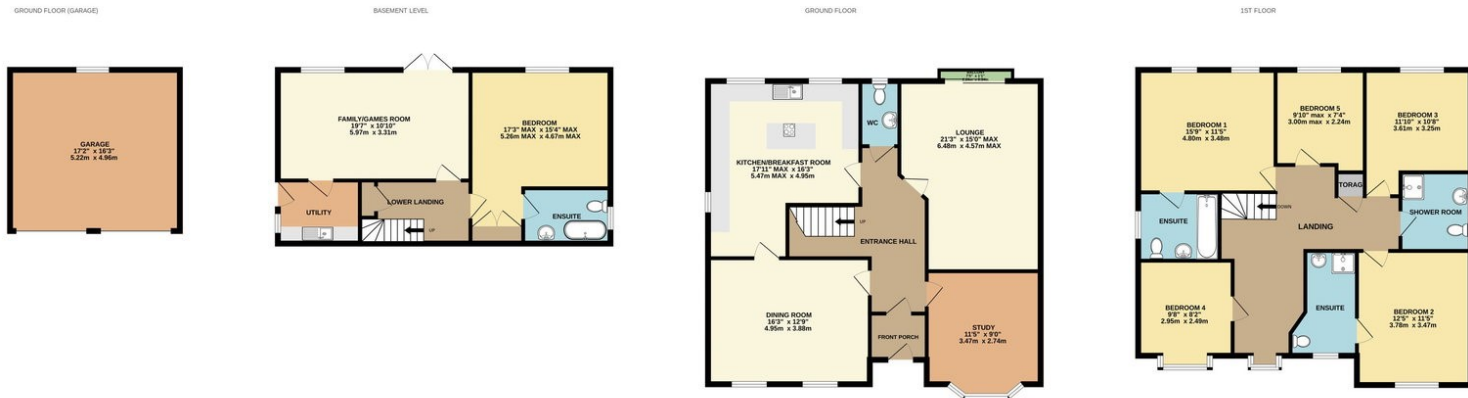
Comprising a tiled shower cubicle with inset shower, low-level WC, wash hand basin with storage under, part-tiled walls, tiled flooring, shaver socket, heated towel rail, and PVCu double-glazed frosted window to the side.

EXTERNALLY

To the front of the property is a block-paved driveway providing off-road parking for several vehicles and leading to the garage. Access is available to both sides of the property, leading to the rear







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Mains water, gas, electricity and mains drainage. mobile coverage likely, broadband connection is ADSL, FTTC and FTTP available.

VIEWINGS

By appointment with LAWSON.

OUTGOINGS

We understand the property is in band 'F' for council tax purposes and the amount payable for the year 2024/2025 is £3,527.12 (by internet enquiry with Plymouth City Council).

STRICTLY BY APPOINTMENT ONLY

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2024

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Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

