



Not for marketing purposes INTERNAL USE ONLY

Harewood Crescent  
Plymouth



## Property Description

This well-presented three-bedroom home offers comfortable and well-balanced accommodation, ideal for a range of buyers. The property is attractively maintained throughout and combines practical living space with modern features and a generous outdoor area.

The ground floor welcomes you into a bright and spacious lounge, featuring a character fireplace that creates a natural focal point. Light, neutral decor and wood-effect flooring enhance the sense of space, while a large window allows ample natural light to fill the room.

The kitchen is modern and well arranged, fitted with contemporary units, warm wooden worktops, and stylish tiled splashbacks. There is good worktop and storage provision, making it a practical space for everyday use, with an open and airy feel.

Upstairs, the property offers three well-proportioned bedrooms, all finished in a neutral style and suitable for family living, guests, or home working. The bathroom is clean and contemporary, featuring a white suite with bath and overhead shower, full wall tiling, and a pleasant bright aspect.

Externally, the property benefits from a private driveway providing off-road parking, leading to an attached single garage. To the rear is a generous, enclosed garden, mainly laid to lawn with a paved patio area ideal for outdoor seating or entertaining. Timber fencing provides privacy, while the open aspect allows for good levels of natural sunlight.

Overall, this is a well-maintained and versatile home.

## Front Of House

A low white rendered wall borders the front of the property along the pavement. A short paved path leads from the gate area toward the front door. A concrete driveway runs along the right-hand side of the property, extending from the pavement to the garage. Single garage with a white up-and-over door.

## Porch

Small porch. Two double glazing windows

## Hallway

Upon entrance to the right stairs leading to first floor. Radiator. Built in storage cupboard under stairs.

## Lounge

13' 10" x 12' ( 4.22m x 3.66m )

Double glazing window to the front elevation. White radiator. The fireplace has a dark wooden surround with a tiled insert and hearth.

The tiles are predominantly white with patterned decorative tiles incorporated around the opening and along the hearth.

## Kitchen/Diner

21' 7" x 8' 6" ( 6.58m x 2.59m )

A range of matching wall and base units with worktops above. Stainless steel sink and drainer with dual mixer tap. Double glazing

window to the front elevation. Brick-style splashback behind the cooker area and along the walls. Stainless steel extractor hood. White Radiator. Obscured double glazing doors leading to rear garden.

## Landing

Double glazing window to the side elevation.

## Bedroom 1

13' 7" x 12' 2" ( 4.14m x 3.71m )

Double glazing window to the front elevation. White radiator. Built in wardrobes along back wall.

## Bedroom 2

13' x 8' 8" ( 3.96m x 2.64m )

Double glazing window to the rear elevation. White radiator.

## Bedroom 3

9' 3" x 8' 6" ( 2.82m x 2.59m )

Double glazing to the front elevation.

## Bathroom

Obscured double glazing window to the rear elevation. The walls surrounding the bath are fully tiled in square white tiles.

The tiles are arranged in a neat grid pattern, with dark grout line. The bathtub is white and rectangular, fitted with a smooth white bath panel.

A glass shower screen is mounted along the bath edge. An overhead shower is installed above the bath, with a simple, modern chrome finish. Standard white toilet.

## Rear Garden

Paved patio area, positioned close to the rear of the house. The patio is formed from square paving slabs laid in a grid pattern. Fully enclosed with timber fencing. The main section of the garden is laid to grass, forming an open lawn.

## Garage

20' 11" x 9' 5" ( 6.38m x 2.87m )

Large garage space.

## Workshop

6' 7" x 6' 4" ( 2.01m x 1.93m )

Workshop situated at the back of the garage. Double glazing window to rear elevation.

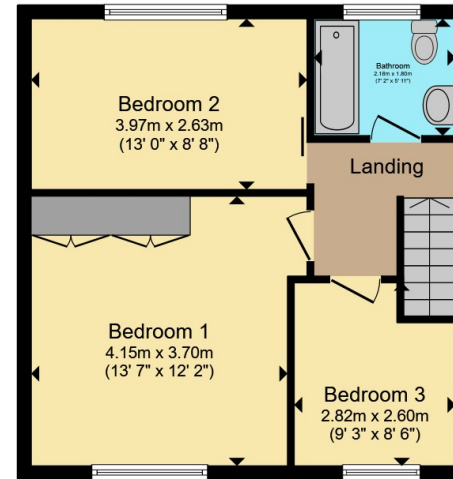








**Ground Floor**



**First Floor**

Total floor area 116.5 m<sup>2</sup> (1,254 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01752 351616**  
**E [stbudeau@connells.co.uk](mailto:stbudeau@connells.co.uk)**

15 Victoria Road St Budeaux  
 PLYMOUTH PL5 1RW

EPC Rating: Council Tax  
 Awaited Band: A

Tenure: Freehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBU109805 - 0003