



LANG TOWN
& COUNTRY

28 Great Berry Road, Crownhill, Plymouth, Devon, PL6 5AX



Price £470,000

Welcome to this beautifully presented and characterful four-bedroom semi-detached property, ideally located on the sought-after Great Berry Estate in the heart of Crownhill, in close proximity to St Boniface School, Crownhill Village with its array of amenities and Widey Woods. Offering a perfect blend of period charm and modern style, this spacious family home spans three floors and is brimming with features that will instantly captivate.

Upon entering, you're greeted by a warm and inviting hallway leading into a spacious, generous bay-fronted lounge, with an adjoining dining room providing an elegant space for entertaining, and boasts a wood-burning stove adds a cosy focal point ideal for relaxing evenings, and flows seamlessly into the bright sun room at the rear, which enjoys views over the well-maintained, level garden.

The kitchen has been thoughtfully updated with stylish stone countertops, providing ample workspace for culinary enthusiasts. A handy utility room is tucked away to the side, offering practicality without compromising on aesthetics, with a convenient WC adjacent.

Upstairs, the first-floor hosts three well-proportioned double bedrooms, including two large doubles. A modern family bathroom with both bath and shower completes this level. The second floor reveals a superb loft conversion, offering a fourth double bedroom that spans the width of the home ideal as a principal suite, teenager's retreat, or studio space.

Outside, the private rear garden is a true sanctuary, featuring a level lawn and a paved patio area perfect for summer barbecues or peaceful morning coffees. To the front, a single garage and driveway provide off-road parking.

This home effortlessly combines classic charm with contemporary comforts, all in a desirable location close to local amenities, schools, and commuter routes.

Don't miss your opportunity to view this stunning family home properties of this calibre in Crownhill rarely stay on the market for long.

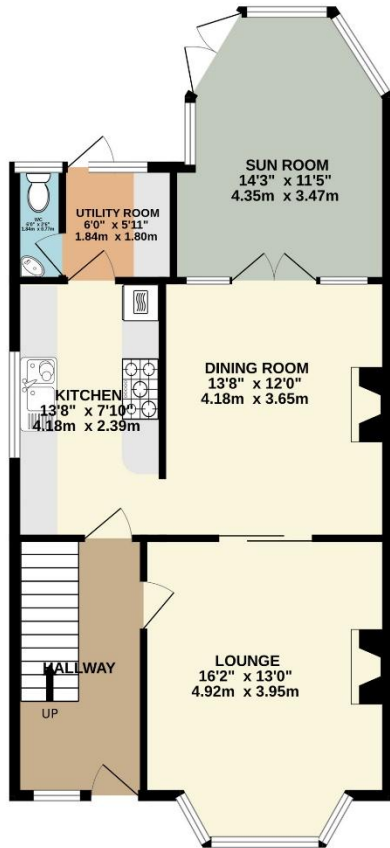
To view this property call Lang Town & Country Estate Agents on **01752 256000**.

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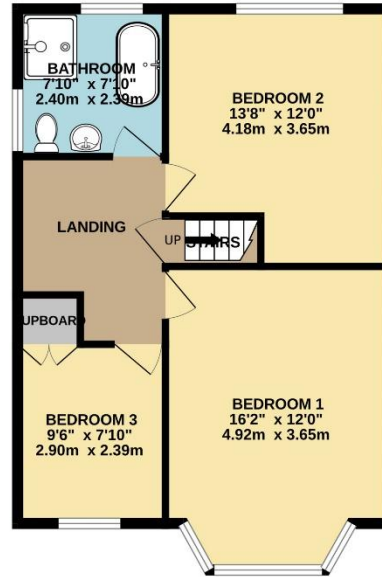




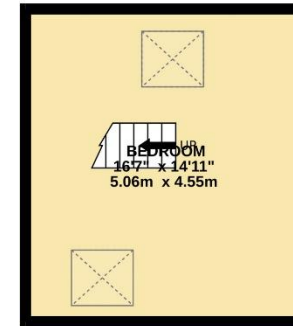
GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.2 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA: 1551 sq.ft. (144.1 sq.m.) approx.

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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