



## 17 Windermere Crescent

Derriford, Plymouth, PL6 5HX

Offers Over £400,000



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## 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.

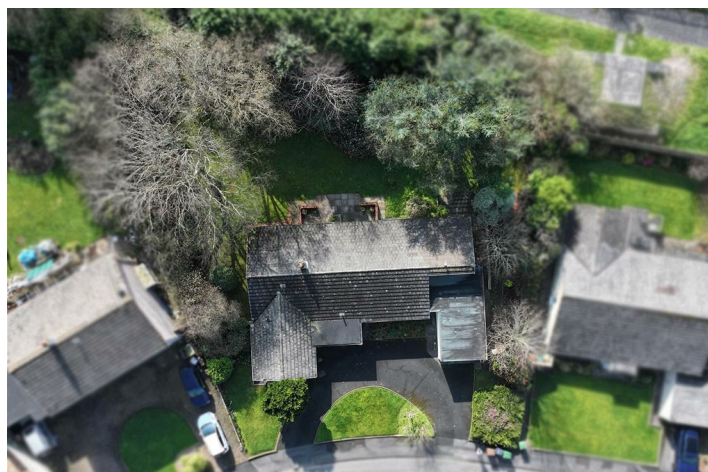
## COUNCIL TAX

Plymouth City Council

Council Tax Band: D

## SERVICES

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



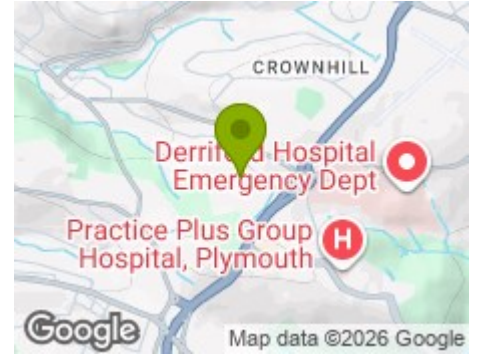
## Road Map



## Hybrid Map

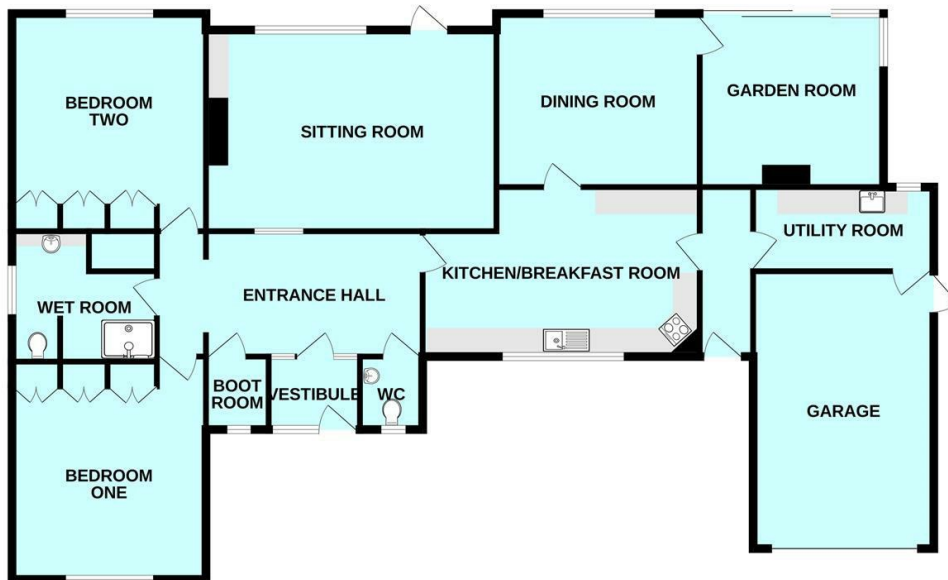


## Terrain Map



## Floor Plan

### GROUND FLOOR

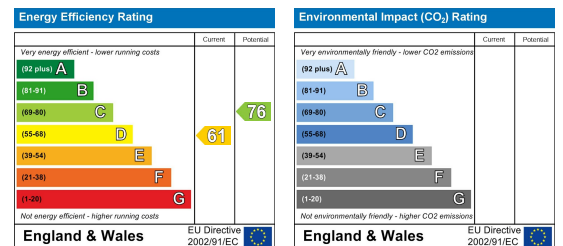


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## Viewing

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



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