



## 24 Culver Close

Crownhill, Plymouth, PL6 5NL

£325,000

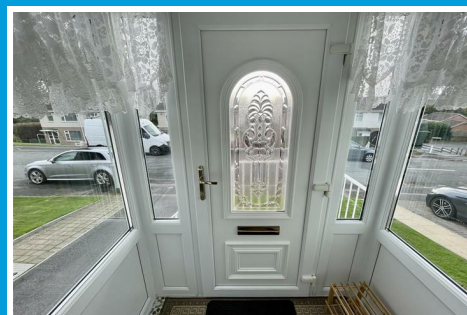
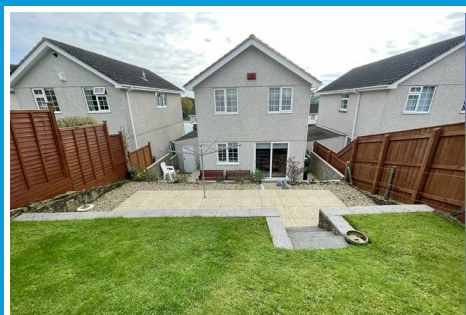




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## CULVER CLOSE, CROWNHILL, PL6 5NL

### THE PROPERTY

Detached house built in 1981, owned by the present owners for many years. Well-maintained and upgraded over the years. Having the benefit of modern Worcester boiler and uPVC double-glazing, with the windows upgraded in 2023.

The ground floor accommodation comprises an entrance porch, hall, generous-sized lounge with a feature stone fireplace and a spacious modern fitted kitchen/diner with integrated Hotpoint oven, 4-ring electric hob.

At first floor level, a landing with a large airing cupboard, provides access to 3 good-sized bedrooms and a well-appointed bathroom/wc.

The property stands on a good-sized rectangular-shaped plot with private off-street parking on the drive, which also gives access to the garage.

Front garden and to the rear, an enclosed landscaped garden with patio areas and lawn. The rear garden is enclosed by timber overlap fencing.

### LOCATION

Situated in a quiet cul-de-sac within the Crownhill area, a popular mainly residential district with a good variety of local services and amenities to hand. These include a choice of popular schools, various

shops etc. Within easy access to the city and nearby connection to major routes in other directions.

### ACCOMMODATION

#### ENTRANCE PORCH

5'6 x 3'2 (1.68m x 0.97m)

#### HALL

5'9 x 4'5 (1.75m x 1.35m)

#### LOUNGE

16'3 x 12'11 max dimensions (4.95m x 3.94m max dimensions)

#### KITCHEN/DINER

15'11 x 9'9 (4.85m x 2.97m)

#### FIRST FLOOR LANDING

#### BEDROOM ONE

15'11 x 8'9 (4.85m x 2.67m)

#### BEDROOM TWO

9'8 x 8'10 (2.95m x 2.69m)

#### BEDROOM THREE

9'8 x 6'8 (2.95m x 2.03m)

#### BATHROOM

7'3 x 5'4 (2.21m x 1.63m)

#### GARAGE

16'7 x 7'10 (5.05m x 2.39m)

## 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



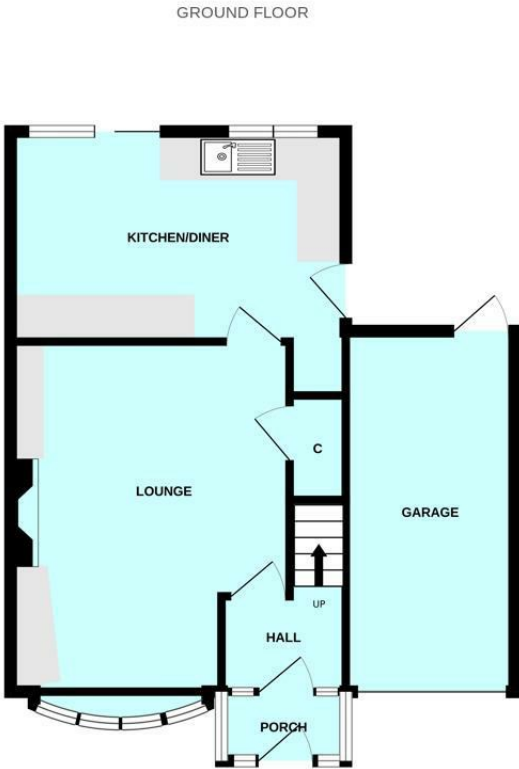
Hybrid Map



Terrain Map



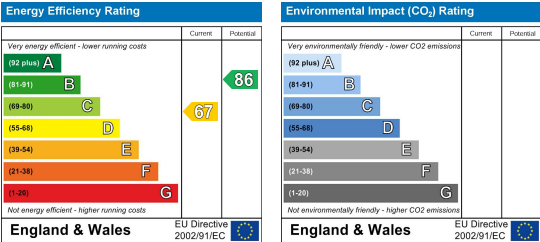
Floor Plan



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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