



## 44 Kirkwall Road

Crownhill, Plymouth, PL5 3TL

£240,000



A stunning end-terrace property located in Crownhill with off road parking for 2 vehicles & a wonderful rear garden which is perfect for entertaining in. The accommodation comprises entrance hall, lounge/diner, modern kitchen, 2 double bedrooms & a lovely family bathroom.



## KIRKWALL ROAD, CROWNHILL, PLYMOUTH, PL5 3TL

### ENTRANCE HALL 6'6" x 3'11" (1.99m x 1.2m)

Entrance via a uPVC obscured double-glazed door with an obscured double-glazed window to 1 side which opens up into the entrance hall. Tiled floor. Doors leading into the lounge/diner, kitchen. Staircase rising to first floor landing.

### LOUNGE/DINER 17'8" x 13'9" narrowing to 10'6" (5.41m x 4.21m narrowing to 3.21m)

Dual aspect room with uPVC double-glazed window to the front & rear. Tiled flooring. Covings. Ample space for a dining table & sofas. Archway opens up into kitchen.

### KITCHEN 15'9" (narrowing to 11'5") x 10'6" (narrowing to 6 (4.81m (narrowing to 3.48m) x 3.21m (narrowing to 2)

Attractive matching base & wall-mounted units to include a fitted twin oven & integrated dishwasher. Space for a washing machine, fridge & tumble dryer. Under-stair storage cupboard. Square edge solid wood worktops. Inset 5 ring gas hob with stainless steel hood over. 1.5 bowl surrounding sink unit with mixer tap. Brick-style effect splash-back. Ceiling spotlights. Triple aspect uPVC double-glazed windows to front, side & rear. uPVC obscured double-glazed door opening out to rear garden.

### FIRST FLOOR LANDING 6'3" x 5'6" (1.91m x 1.7m)

uPVC double-glazed window to rear overlooking garden. Access hatch to roof void. Doors leading through to bedrooms & bathroom.

### BEDROOM ONE 15'9" x 10'6" (4.81m x 3.21m)

Dual aspect. uPVC double-glazed window to the front & rear. Covings.

### BEDROOM TWO 9'9" x 10'7" (2.98m x 3.23m)

uPVC double-glazed window to front. Covings. Twin doors into strage cupboard.

### BATHROOM 5'5" x 7'4" (1.67m x 2.24m )

Attractive matching suite of L-shaped bath. Pedestal wash-hand basin. Close coupled wc. Chrome heated towel rail. Dual shower heads both rainfall & hand-held. Ceiling spotlights. Extractor fan. Grey-style brick part-tiled walls. Obscured uPVC double-glazed window to rear. Wood-effect laminate flooring.

### EXTERNALLY

Property is approached via a concrete path which is bordered on both sides by stone chippings, providing off-road parking for 2 vehicles. Picket wooden gate gives access to steps leading down to front door, bordered on both sides by flowerbeds, inset shrubs & plants. Side access running along the property. Wooden gate gives access to side & rear garden. To the rear, a fantastic garden with paved patio seating area, steps leading up to a stone chipped terrace & large section of lawn to 1 side with flowerbed & shrub border to 1 side. Path bisects the garden to 2 further paved patio seating areas. Large decked area, providing perfect space to entertain family & friends in.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: A

### SERVICES

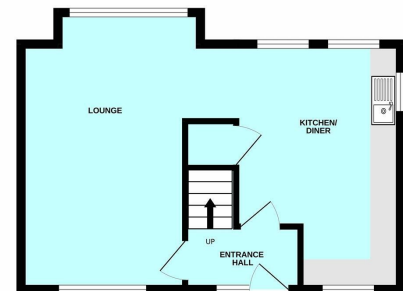
The property is connected to all the mains services: gas, electricity, water & drainage.

## Area Map

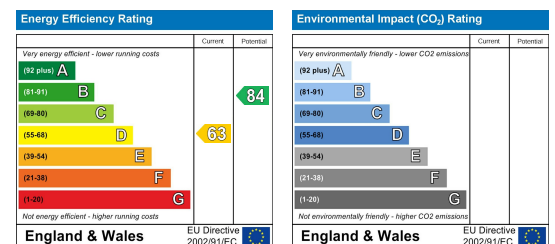


## Floor Plans

GROUND FLOOR



## Energy Efficiency Graph



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