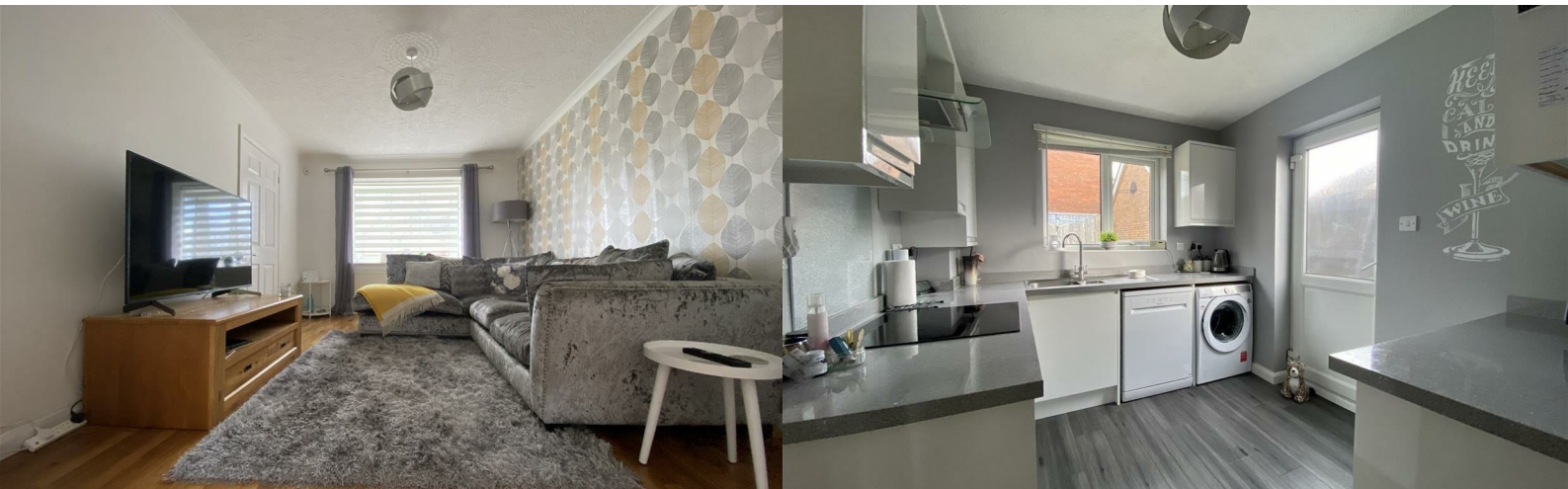




## 5 Trewithy Drive

Crownhill, Plymouth, PL6 5TY

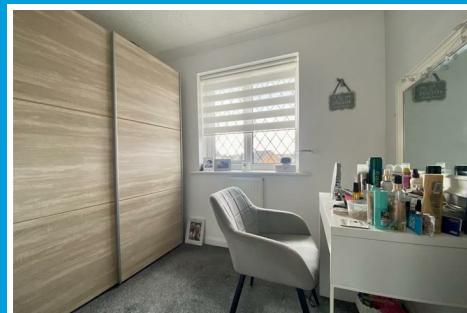
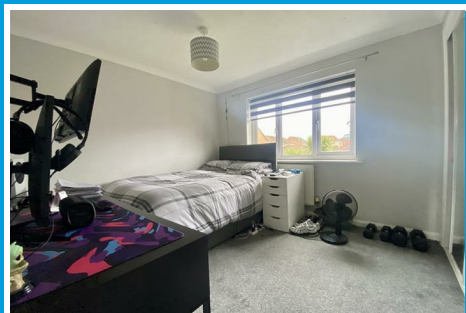
£375,000



# 5 Trewithy Drive

Crownhill, Plymouth, PL6 5TY

**£375,000**



## TREWITHY DRIVE, CROWNHILL, PLYMOUTH, PL6 5TY

### ACCOMMODATION

Entrance via a composite front door with obscured glazed panels opens up into the entrance hall.

### ENTRANCE HALL

9'8" x 4'10" (2.96 x 1.49)

Obscured double-glazed window to the front, floor to ceiling. Wooden floor. Dado rail. Doors leading off through to the cloakroom, kitchen and lounge. Staircase rising to the first floor landing.

### CLOAKROOM

6'1" x 1'6" (1.87 x 0.47)

Laminate wood flooring. Matching suite of close coupled wc, pedestal wash hand basin with mosaic style splash-back. Obscured uPVC double-glazed window to the front.

### LOUNGE

14'11" x 10'7" (4.55 x 3.24)

Wooden flooring. uPVC double-glazed box bay window to the front with a deep sill. Twin wooden doors open into the dining room.

### DINING ROOM

10'7" x 9'8" (3.23 x 2.97)

Wooden floor. Ample space for a dining table. uPVC double-glazed sliding patio door opens up out to the rear garden. Entrance into the kitchen.

### KITCHEN

12'9" x 8'3" max (3.89 x 2.54 max)

Attractive white high gloss matching base & wall mounted units with spaces for a washing machine, fridge, dishwasher & fitted oven. Roll edge laminate work surface has inset 1.5 bowl sink unit, single drainer & a 4 ring induction hob. Wall mounted Worcester boiler concealed in a unit. Extractor hood over the induction hob. uPVC double-glazed window to the rear. Grey wood effect LVT flooring. Obscured uPVC double-glazed door giving access out to the side & rear garden. Door to a large larder storage cupboard which is part-shelved & space for a separate freezer.

### FIRST FLOOR LANDING

Obscured uPVC double-glazed window to the side. Access hatch to roof void. Doors leading off through to the bedrooms, a bathroom & airing cupboard.

### BEDROOM ONE

10'7" x 9'1" (3.24 x 2.77)

uPVC double-glazed window to the front.

### BEDROOM TWO

10'8" x 9'6" (3.26 x 2.92)

Fitted wardrobes running along one wall. uPVC double-glazed window to the rear overlooking the rear garden.

### BEDROOM THREE

9'7" x 6'5" (2.93 x 1.98)

uPVC double-glazed window to the rear overlooking the garden.



## BEDROOM FOUR

8'6" x 6'9" (2.61 x 2.08)

uPVC double-glazed window to the front.

## BATHROOM

7'8" x 5'9" (2.35 x 1.76)

Matching suite of close coupled wc, panelled bath with fitted shower over, dual shower-heads both handheld & rainfall & pedestal wash hand basin. Obscured uPVC double-glazed window to the side. Vinyl flooring.

## OUTSIDE

The property is approached via a paved path which leads to the front door. The main section of garden is laid to lawn with a hedge bordered to the front & one side. To the side of the property a driveway allowing off-road parking for up to 3 vehicles to the fore & side of the garage. Courtesy gate from the driveway gives access to the rear garden.

## GARAGE

Single garage. Up & over door.

## GARDEN

Paved patio seating area. A couple of steps lead up to the main section of lawn. Paved patio area to the side of the garage. Flower & shrub border running along one side with inset shrubs & palm trees.

## 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



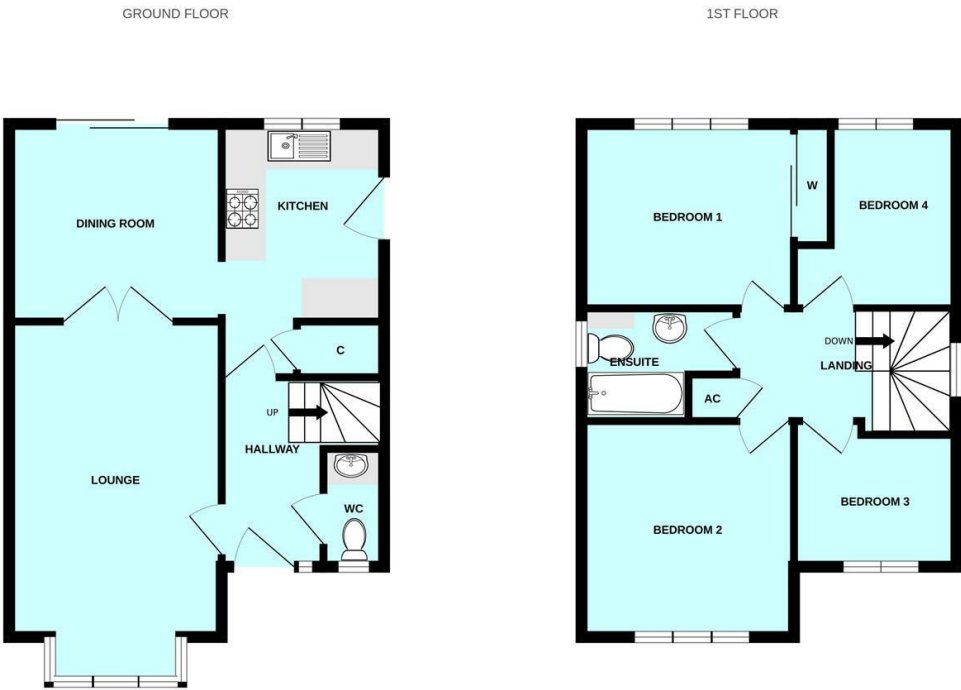
Hybrid Map



Terrain Map



Floor Plan

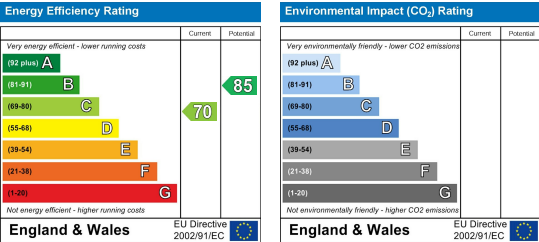


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Viewing

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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