Julian Marks
ESTATE AGENTS
PEOPLE, PASSION AND SERVICE

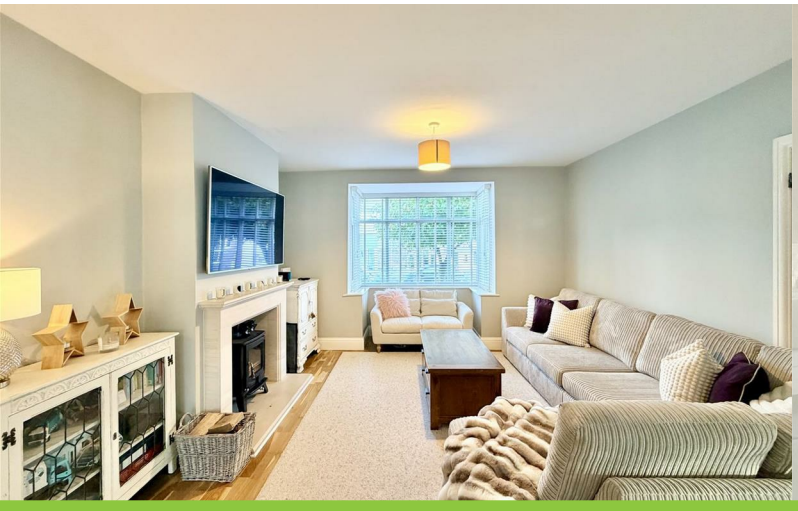


44 Great Berry Road

Crownhill, Plymouth, PL6 5AY

£525,000

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GREAT BERRY ROAD, CROWNHILL, PLYMOUTH, PL6 5AY

ACCOMMODATION

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

ENTRANCE HALL

12'5" x 6'5" (3.81m x 1.96m)

Engineered oak flooring. Staircase rises up to the first floor landing. Under-stairs storage cupboard. Oak doors leading off into the lounge & dining room.

DINING ROOM

20'0" x 12'4" (6.12m x 3.77m)

Engineered oak flooring. Feature fireplace with wood burner inset into the chimney breast. uPVC double-glazed window to side. Wall-mounted air conditioning unit. Ample space for a dining table. Square arch opens up into the lounge. Twin square arches open into the kitchen. Door opening up into the cloakroom.

CLOAKROOM

3'4" x 2'9" (1.04m x 0.84m)

Matching suite of close coupled wc. Wash-hand basin with vanity storage cupboard below. Tiled floor. Part-tiled walls.

LOUNGE

13'5" x 11'11" plus the bay (4.1m x 3.65m plus the bay)

Feature fireplace with wood burner inset into the chimney breast. uPVC double-glazed square bay window to front. Engineered oak flooring.

KITCHEN

19'8" x 11'10" (6.01m x 3.63m)

A stunning kitchen with a central island with inset 1.5 sink unit with hot & filtered inset drain lines into the quartz worktop with pop-up charging point. Fitted wine cooler. Twin ovens & additional Neff microwave/oven. Integrated fridge & freezer. Open shelving/wine racks. Bevelled edge quartz worktops with inset 5 ring gas hob with contemporary filter hood above. Tiled floor. Ceiling spotlights. Glazed roof lantern. Pelmet lighting. Bi-folding doors opening out onto the rear garden.

FIRST FLOOR LANDING

8'1" x 7'5" (2.47m x 2.27m)

uPVC double-glazed window to side. Staircase leading up to the master suite. Oak doors leading off through to bedrooms 2, 3, 4 & the family bathroom.

BEDROOM TWO

12'1" x 9'3" plus bay & entrance door recess (3.69m x 2.83m plus bay & entrance door recess)

Fitted twin wardrobes to both chimney breast recesses. uPVC double-glazed square bay window to front. Picture rail.

BEDROOM THREE

12'5" x 10'4" (3.81m x 3.17m)

Fitted wardrobes to both chimney breast recesses. uPVC double-glazed window to rear overlooking the rear. Picture rail.

BEDROOM FOUR

9'3" x 7'11" (2.83m x 2.42m)

uPVC double-glazed window to front. Picture rail.

BATHROOM

8'8" x 8'0" (2.66m x 2.44m)

Attractive matching suite of contemporary bath, shower cubicle with overhead rainfall shower, close coupled wc & floating wash-hand basin with vanity storage cupboard below. Ceramic tiled floor. Tiled walls. Ceiling spotlights. Extractor fan. Access hatch to roof void. Two obscured uPVC double-glazed windows to side. Wall-mounted heated towel rail.

SECOND FLOOR LANDING
6'2" x 5'2" (1.89m x 1.58m)
uPVC double-glazed window to the side. Oak door opening up into the master bedroom.

MASTER BEDROOM
19'3" x 12'0" (5.88m x 3.66m)
Two velux windows to front with fitted blinds. uPVC double-glazed French doors with windows on either wide, opens up onto a Juliette balcony with views over the rear garden. Array of fitted bedroom furniture including wardrobes & pull-out drawers. Ceiling spotlights. Door opening up into the en-suite.

EN-SUITE
8'0" x 6'2" (2.44m x 1.88m)
Walk-in shower cubicle with twin shower heads both rainfall & handheld. Close coupled wc. Wall-mounted wash-hand basin with pull-out vanity storage cupboards below. Heated towel rail. Ceiling spotlights. Tiled floor. Tiled walls. Obscured uPVC double-glazed window to rear.

OUTSIDE
Property is approached via a tarmac drive allowing off-road allowing parking for up to 4 vehicles. Outside electric charging point. Driveway leads down to the fore of the garage. Outside tap. To the rear, an enclosed garden with outside tap, large paved patio, courtesy door into the garage. Garden room/games room. Main section of garden is laid to lawn with flower & shrub bed border along two sides.

GARAGE
15'5" x 10'0" (4.72m x 3.05m)
uPVC double-glazed door opens up into the garage. Roller door to the front. Light & power. Space & plumbing for washing machine & tumble dryer.

GARDEN ROOM/GAMES ROOM
15'5" x 10'0" (4.72m x 3.05m)
uPVC double-glazed French doors. Two uPVC double-glazed windows to the side. Ceiling spotlights. Air conditioning unit.

COUNCIL TAX
Plymouth City Council
Council Tax Band: D

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









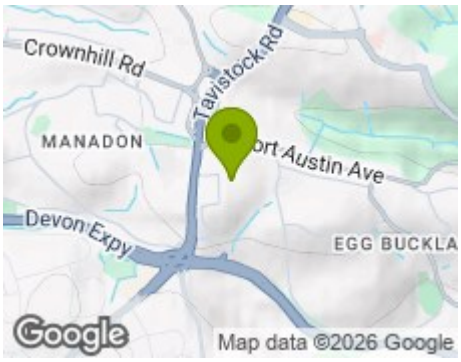
Road Map



Hybrid Map



Terrain Map

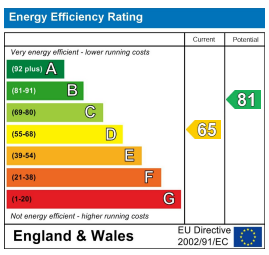


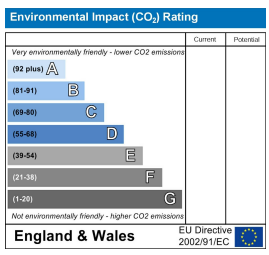
Floor Plan

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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

10 - 12 Eggbuckland Road, Plymouth, Devon, PL3 5HE
Tel: 01752 664125 | Email: plymouth@julianmarks.co.uk | www.julianmarks.co.uk