



11 Cross Park Road

Crownhill, Plymouth, PL6 5AN

Offers Over £325,000



A lovely detached 1930s family home in a cul-de-sac road in Crownhill with off-road parking for 2 vehicles on the brick paved drive. The accommodation comprises porch, entrance hall, lounge, dining room, kitchen, conservatory cloakroom, 3 bedrooms & a shower room. There is a front & good size enclosed rear garden providing a lovely space to entertain family and friends in.



CROSS PARK ROAD, CROWNHILL, PLYMOUTH, PL6 5AN

LOCATION

Sitting in a quiet cul de sac road and within walking distance of all the amenities in Crownhill (Restaurants, Tamar Pub, Post office, Newsagents, Supermarkets) and the local schools close-by. Easy access to Derriford hospital, Plymouth City centre with bus routes on your door step. The A38 corridor is minutes away providing driving routes into Cornwall and Devon.

ACCOMMODATION

Entrance via a wooden door into the entrance porch.

PORCH 5'8" x 3'2" (1.75 x 0.97)

Double-glazed windows to the front & side. Tiled floor. uPVC double-glazed door & window to one side opens into the entrance hall.

ENTRANCE HALL 16'2" x 5'10" widening to 6'11" (4.95 x 1.79 widening to 2.11)

Staircase rising to the first floor landing with under-stairs storage cupboard. Dado rail. Doors into the lounge & dining room.

LOUNGE 15'10" x 11'8" (4.85 x 3.58)

Feature fireplace with wooden mantle & surround, cast iron inset & living flame gas fire. Hard wood double-glazed bay window to the front. Picture rail. Contemporary wall mounted upright radiator. Square arch opens into dining room.

DINING ROOM 11'8" x 10'8" (3.56 x 3.27)

Tiled floor. Ample space for a dining table. Fitted storage cupboard to one chimney breast recess with drawers & glazed units above. uPVC double-glazed door opens to the conservatory. Space for an american fridge/freezer with the option for plumbing. Wall mounted contemporary upright radiator. Entrance into the kitchen.

KITCHEN 8'4" x 6'11" (2.55 x 2.12)

Matching base & wall mounted units with twin colours, white & green. Fitted oven. Space for a dishwasher. Roll edge laminate work surfaces have inset 1.5 bowl ceramic sink unit with a mixer tap. Tiled splash-back. 4 ring induction hob with filter hood over. Hard wood double-glazed window to the side. Tiled floor.

CONSERVATORY 14'6" x 5'11" (4.43 x 1.82)

Hard wood double-glazed windows to side & rear with hard wood double-glazed French doors opening to the garden. Poly carbonate roof over. Doors to cloakroom & utility cupboard which houses the Worcester boiler & has plumbing for washing machine.

CLOAKROOM 3'7" x 2'9" (1.1 x 0.84)

Matching suite of low level wc & wall mounted wash hand basin. Tiled floor. uPVC obscured double-glazed window to the side.

FIRST FLOOR LANDING 9'0" x 5'10" (2.76 x 1.78)

Obscured uPVC double-glazed window to the side. Access hatch to roof void. Doors leading to bedrooms & shower room.

BEDROOM ONE 15'5" x 11'9" (4.72 x 3.59)

Hard wood double-glazed bay window to the front. Picture rail.

BEDROOM TWO 11'9" x 11'9" max (3.59 x 3.59 max)

Fitted wardrobe to one chimney breast recess. Fitted storage cupboard with overhead unit. uPVC double-glazed window to the rear overlooking the garden.

BEDROOM THREE 7'8" x 5'9" (2.36 x 1.77)

Currently as a dressing room. Hard wood double-glazed window to front. Picture rail.

SHOWER ROOM 7'3" x 5'6" (2.23 x 1.68)

Walk-in shower cubical with dual shower heads both rainfall & handheld. Chrome heated towel rail. Wash hand basin inset into vanity storage cupboards below. Close coupled wc. Obscured uPVC double-glazed window to the side & rear. Ceiling spotlights.

OUTSIDE

The property is approached via a brick paved driveway allowing off-road parking for 2 vehicles. A brick paved path runs alongside the property towards the rear garden. The main section of front garden is laid with inset shrubs & plants.

GARDEN

To the rear an enclosed garden which consists of a large paved patio area. Brick paving running alongside the property. Outside tap. Couple of steps leads down to the lawn which has paving section to one side. Raised flower bed & shrub border running along the rear.

COUNCIL TAX

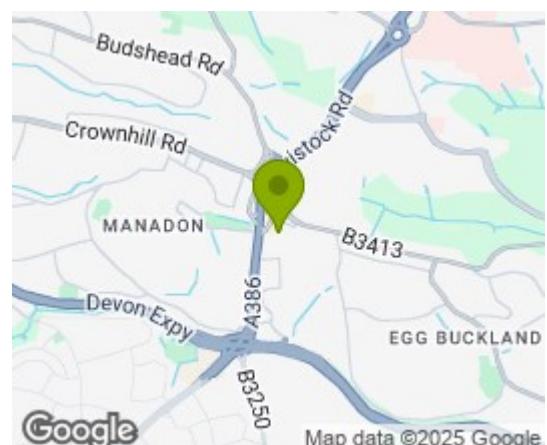
Plymouth City Council
Council Tax Band: D

SERVICES PLYMOUTH

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

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.

Area Map



Floor Plans



Energy Efficiency Graph

