



14 Great Berry Road

Crownhill, Plymouth, PL6 5AU

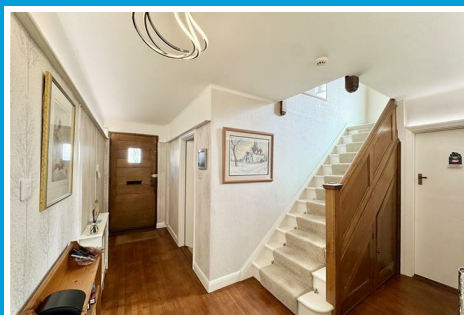
Offers Over £425,000



14 Great Berry Road

Crownhill, Plymouth, PL6 5AU

Offers Over £425,000



GREAT BERRY ROAD, CROWNHILL, PLYMOUTH, PL6 5AU

ACCOMMODATION

Entrance via the original oak door with obscured glazed panels which opens into the entrance hall.

ENTRANCE HALL

15'5" narrowing to 6'7" x 12'4" narrowing to 4'0" (4.72 narrowing to 2.02 x 3.76 narrowing to 1.24)

A welcoming hallway with inset footwell as you walk in with a California oak wood feature floor. Picture rail. Staircase rising to the first floor landing with oak banisters & feature stained glass window on the half landing. Doors opening to the cloakroom, sitting room, study/utility & open-plan kitchen diner.

CLOAKROOM

6'7" x 3'5" (2.03 x 1.06)

Matching suite of close coupled wc & wash hand basin sitting on a oak plinth with mixer tap. Mirror above & fitted down lighting. Obscured uPVC double-glazed window to the side. Ceiling spotlights. Wood effect laminate flooring.

SITTING ROOM

15'5" x 12'9" (4.7 x 3.9)

A lovely dual aspect room with uPVC double-glazed leaded light window to the front & side. Feature 1930s fireplace with wood mantle & curved surround, intricate tiled inset with a living flame gas fire. Covings. Picture rail.

STUDY/UTILITY

9'6" x 7'10" (2.9 x 2.39)

Ample space for a study desk. Matching base & wall mounted units with a roll edge laminate work surface over. Positions for an upright fridge/freezer, washing machine & tumble dryer. Obscured uPVC double-glazed window looking into the storage section in the remainder of the garage.

OPEN-PLAN KITCHEN/DINER

26'2" x 10'9" (7.98 x 3.3)

Attractive matching base & wall mounted units to include an integrated twin oven & dishwasher. A position for an American fridge/freezer. Roll edge laminate work surfaces have inset 4 ring gas hob with stainless steel hood over & 1.5 ceramic sink unit with mixer tap & tiled splash-back. uPVC double-glazed window to the rear overlooking the garden. uPVC double-glazed window to the side. Obscured uPVC double-glazed door opens to the side passage leading out onto the garden. Wall mounted Worcester boiler which is concealed in a cupboard. Ample space for a dining table. Ceramic tiled effect floor. Square arch opens into the conservatory.

CONSERVATORY

15'8" x 10'0" (4.8 x 3.05)

uPVC double-glazed sliding door to one side with uPVC double-glazed windows to both sides & rear. High level windows to one side. Polycarbonate roof over. Ceramic tiled effect floor.

FIRST FLOOR LANDING

14'2" x 6'7" (4.34 x 2.03)

Two access hatches to roof void. Doors to twin storage cupboards. Further doors lead to the bedrooms & bathroom.

BEDROOM ONE

15'7" x 12'7" (4.75 x 3.86)

uPVC leaded light double-glazed window to the front. Covings. Picture rail. Doors to twin wardrobes with overhead storage units. Further door opens to the shower room en-suite.

EN-SUITE

8'2" x 2'8" (2.51 x 0.82)

Matching suite of walk-in shower cubical with an electric shower, twin shower heads both rainfall & handheld. Wash hand basin into white high gloss vanity storage cupboards

below. Wall mounted light with shaver point. Part-tiled walls. Vinyl flooring. Ceiling spotlights. Extractor fan.

BEDROOM TWO

12'1" x 11'6" maximum (3.7 x 3.53 maximum)

uPVC double-glazed window to the front. Fitted wardrobes with overhead storage units. Covings. Picture rail.

BEDROOM THREE

14'4" x 11'6" (4.39 x 3.53)

uPVC double-glazed window to the rear overlooking the garden. Covings. Picture rail.

BEDROOM FOUR

10'11" x 6'10" (3.35 x 2.09)

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

BATHROOM

8'7" x 6'10" (2.62 x 2.1)

Attractive suite of 4 claw bath, separate shower cubical with Mira electric shower, dual shower heads both rainfall & handheld, pedestal wash hand basin & close coupled wc. Part-tiled walls. Obscured uPVC double-glazed window to the rear. Ceiling spotlights. Tiled effect vinyl flooring.

OUTSIDE

The property is approached via a brick paved driveway allowing off-road parking for 1 vehicle to the fore of the garage door area. The main section of front garden is laid for ease of maintenance with a dry stone wall to the front with inset shrubs & plants. A central flowerbed with stone chippings surrounding. A path runs alongside the property to a wrought iron gate giving access to the rear garden.

GARDEN

To the rear a lovely south facing garden with decked seating area. The main garden is laid to lawn with a crazy paved path running along one side, a flowerbed boundary to one side. This leads down to a second paved area towards the rear garden & path leading to a wooden garden shed.

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.



Road Map



Hybrid Map



Terrain Map



Floor Plan

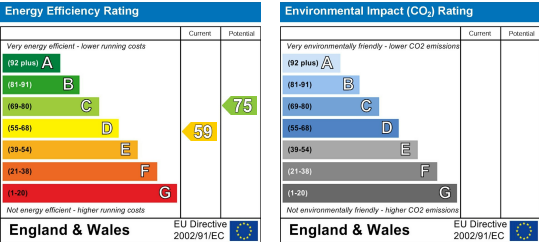


Made with Metropix ©2025

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.