



39 Kimberly Drive

Crownhill, Plymouth, PL6 5WA

Guide Price £350,000



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KIMBERLY DRIVE, CROWNHILL, PLYMOUTH, PL6 5WA

ACCOMMODATION

Entrance via a uPVC double-glazed leaded light door opening up into the vestibule.

VESTIBULE

3'11" x 3'6" (1.2 x 1.07)

Square arch opening up into the entrance hall. A door opening up into the cloakroom.

CLOAKROOM

5'10" x 2'7" (1.8 x 0.8)

Matching suite of close coupled wc, wash hand basin inset into high gloss vanity storage cupboards below. Obscured uPVC double-glazed leaded light window to the front.

ENTRANCE HALL

9'9" x 6'0" (2.99 x 1.85)

Staircase rising to the first floor landing with under-stairs storage cupboard. Doors leading off through to the lounge & kitchen.

LOUNGE

14'3" x 10'11" plus the bay (4.36 x 3.33 plus the bay)

Feature fireplace with wooden mantle & surround. Marble inset & glass fronted living flame gas fire. Television point. Covings. uPVC double-glazed leaded light bay window to the front. Twin wooden doors open up into the dining room.

DINING ROOM

11'3" x 8'7" (3.43 x 2.63)

Ample space for a dining table. Door into the kitchen. uPVC double-glazed french doors opening up out to the rear garden.

KITCHEN

10'11" x 8'4" (3.34 x 2.55)

Matching base & wall mounted units to include: oven, microwave, washing machine & a slimline dishwasher with space for a fridge/freezer. Roll-edge laminate work surface has inset four ring hob with a stainless steel hood over & a stainless steel sink unit with a mixer tap. Wall mounted Worcester boiler concealed in units. uPVC double-glazed window to the rear & a uPVC obscured double-glazed door which opens up out to the rear garden.

FIRST FLOOR LANDING

11'4" x 6'4" (3.46 x 1.94)

Doors leading off through to the bedrooms & Jack & Jill wet room. Access hatch to roof void. A door to an airing cupboard which houses the Megaflo pressured cylinder & part-shelved.

BEDROOM ONE

10'11" x 10'9" (3.34 x 3.3)

uPVC double-glazed window to the rear overlooking the garden. Entrance into the Jack & Jill shower room.

JACK & JILL SHOWER ROOM

10'9" x 4'9" (3.3 x 1.46)

Matching suite of close coupled wc, wall mounted wash hand basin & walk-in shower. Chrome heated towel rail. Obscured uPVC double-glazed window to the side. Extractor fan. Wall mounted shaver point.

BEDROOM TWO

9'7" x 7'10" plus door access (2.94 x 2.39 plus door access)

Fitted wardrobes running along 1 wall with shelving & hanging rail. uPVC double-glazed leaded light window to the front.

BEDROOM THREE

7'5" x 6'6" (2.28 x 1.99)

uPVC leaded light double-glazed window to the front.

BEDROOM FOUR

7'5" x 6'4" (2.27 x 1.94)

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

OUTSIDE

The property is approached via a paved path which is bordered by chippings on both sides. Path leading to the front door. To the side of the property is a driveway allowing off-road parking for 1 vehicle to the fore of the single garage.

GARDEN

To the rear an enclosed well maintained garden with

wooden courtesy gate giving access out onto the side road. Shielded bin storage area. Paved patio seating area which looks onto the main lawn with flower & shrub bed border running along 3 sides. A wooden courtesy door opens up into the garage.

GARAGE

17'0" x 8'5" (5.19 x 2.59)

Single garage. Up & over door. Light & power available.

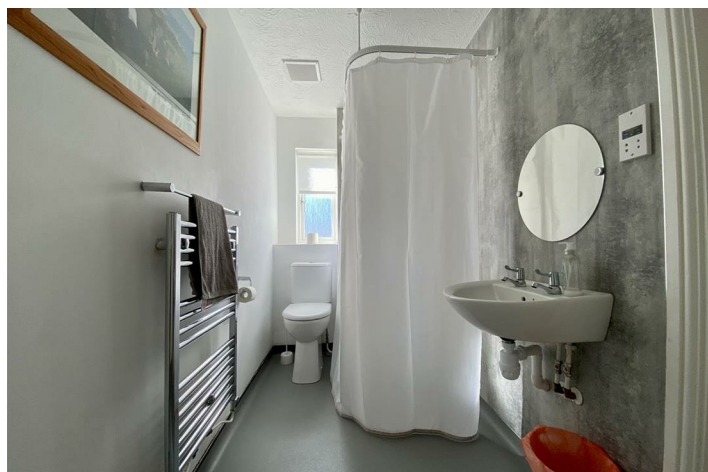
COUNCIL TAX

Plymouth City Council

Council Tax Band: E

SERVICES

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



Road Map



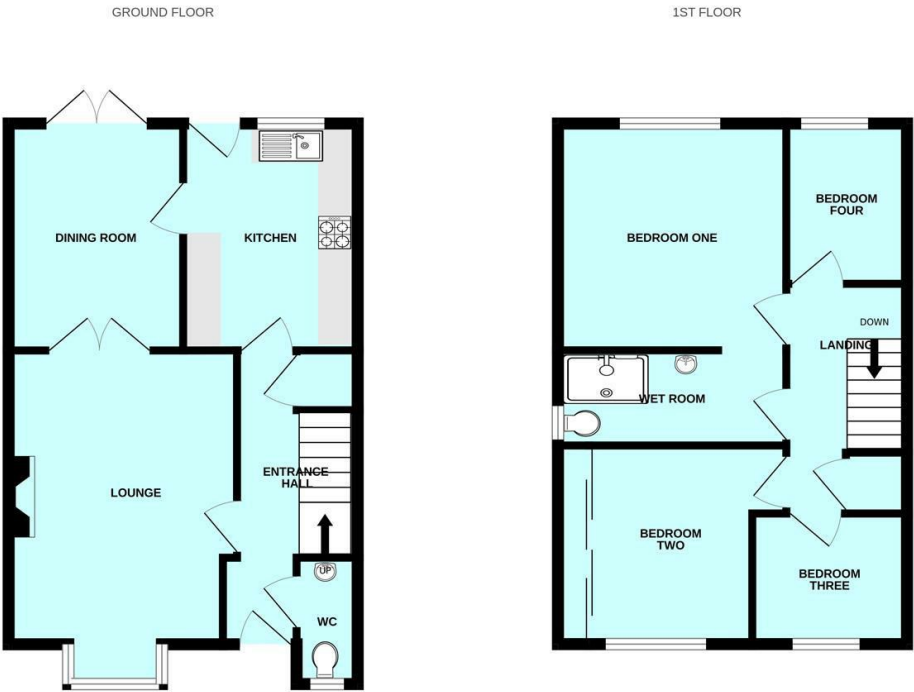
Hybrid Map



Terrain Map



Floor Plan

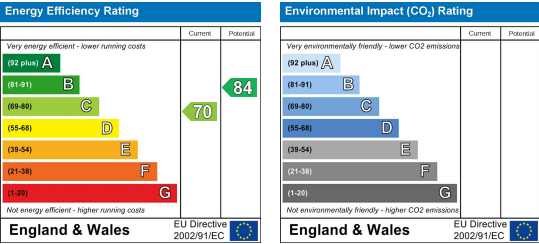


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Viewing

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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