



## 3 Cressbrook Walk

Mainstone, Plymouth, PL6 8RZ

£295,000



Tucked away in a cul-de-sac position is this extended semi-detached family home with a garage in a block a short walk from the property. The accommodation comprises entrance hall, lounge, dining room, kitchen/breakfast room, 3 bedrooms & a family bathroom. There is a front & enclosed rear garden which has a lovely paved patio seating area with steps leading up to a large area of artificial grass & decking. A garage in a block within a short walk to the property.



## CRESSBROOK WALK, MAINSTONE, PLYMOUTH, PL6 8RZ

### ACCOMMODATION

Entrance via a uPVC double-glazed door with obscured glazed panel & obscured glazed window to one side which opens into the entrance hall.

### ENTRANCE HALL 11'8" x 5'11" (3.57 x 1.82)

Oak effect laminate wood flooring. Staircase rising to the first floor landing. Under-stairs storage cupboard. Oak doors with glazed panels opening to the lounge & dining room.

### LOUNGE 11'8" x 11'3" (3.58 x 3.44)

uPVC double-glazed window to the front. A position for a TV. The rooms opens to the dining room.

### DINING ROOM 17'6" x 10'6" (5.34 x 3.22)

Oak effect laminate wood flooring. Door to under-stairs storage cupboard. Obscured uPVC glazed door opens to the side garden. Two square archways open up either side of the dining room into the kitchen.

### KITCHEN 16'6" x 11'11" (5.03 x 3.65 )

Attractive matching base & wall mounted units to include fitted twin oven & integrated dishwasher. Space for a washing machine, tumble dryer & American fridge/freezer. Central matching island with wine racks acting as a breakfast bar with stool area. Two ceiling light windows. White brick style effect tiled splash-back. Stainless steel sink unit with mixer tap & 4 ring gas hob. Oak effect laminate wood flooring. Lower pelmet lighting. uPVC double-glazed window to the rear. Sliding uPVC double-glazed door which opens up to the rear garden.

### FIRST FLOOR LANDING 5'11" x 8'7" (1.82 x 2.62)

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

### BEDROOM ONE 11'10" x 9'4" plus door access (3.63 x 2.86 plus door access)

uPVC double-glazed window to the front with distant views towards Plympton.

### BEDROOM TWO 10'9" x 11'1" maximum (3.3 x 3.4 maximum)

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

### BEDROOM THREE 7'9" x 7'8" (2.37 x 2.34)

Fitted open shelving on one wall. uPVC double-glazed window to the front with distant views towards Plympton.

### BATHROOM

Matching suite of panelled kidney shaped bath with shower attachment, close coupled wc with hidden cistern & wall mounted wash hand basin inset into vanity storage cupboards below. Part-tiled walls. Two obscured uPVC double-glazed windows to the rear.

### OUTSIDE

A couple of steps lead up to the front door. Side access running alongside the property to a wooden gate opening to the rear garden.

### GARDEN

To the rear we have an enclosed garden which has been landscaped by the current owners. Paved patio seating area. Section of astroturfing providing a nice seating area. Outside tap. Steps lead up one side to the first garden terrace which has a large astroturf area. A couple of steps lead up to the main decked area overlooking the garden, which provides a lovely space to entertain family & friends in.

### GARAGE

Up & over door.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

### SERVICES PLYMOUTH

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

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## Area Map



## Floor Plans



## Energy Efficiency Graph

