



38 Bowden Park Road

Crownhill, Plymouth, PL6 5NG

Guide Price £375,000



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**BOWDEN PARK ROAD, CROWNHILL,
PLYMOUTH, PL6 5NG**

GUIDE PRICE £375,000 - £400,000

ACCOMMODATION

Beautifully presented and extensively refurbished to an exceptional standard, this impressive 1930s semi-detached bungalow occupies a level plot with a long, enclosed, south-facing rear garden—perfect for enjoying all-day sunshine. The property also benefits from a private driveway, garage with power and lighting, electric car charging point, and extensive automatic external lighting around the property.

The home has been thoughtfully upgraded, improved, and remodelled throughout, offering a high-quality specification and excellent energy efficiency. Enhancements include comprehensive insulation, a modern wireless-controlled boiler, and zoned underfloor heating with individual room thermostats. Further improvements comprise new uPVC double glazing, complete rewiring, new plumbing, replacement internal doors and woodwork, fresh plastering, contemporary décor, and new floor coverings throughout.

The accommodation now offers a superb layout with three generous double bedrooms and a spacious, light-filled living area. The open-plan space includes a comfortable lounge and a stylish, fully fitted kitchen/dining area featuring integrated appliances such as a Neff microwave and oven, fridge/freezer, dishwasher, composite sink, and pull-out bin system. Patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

A luxurious, fully fitted bathroom completes this exceptional home.

Situated in the highly sought-after residential area of Crownhill, the property is conveniently located within walking distance of a wide range of local amenities and services.

LOCATION

Enjoying a prime position in Crownhill with a variety of local services & amenities lying within walking distance. The position convenient for access into the city & nearby connection to major routes in other directions.

GROUND FLOOR

HALL

HALL

3'10 (1.17m)

Fitted shoe storage.

LIVING ROOM

35'5 x 10'2 maximum (10.80m x 3.10m maximum)

Incorporating lounge, kitchen & dining room.

LOUNGE

15'5 x 10'2 (4.70m x 3.10m)

Bay window to the front, focal feature fireplace (set up for a fire).

KITCHEN

12'6 x 8'11 (3.81m x 2.72m)

Quality fitted with integrated fridge/freezer, Neff microwave, bake-off oven, Cooke & Lewis 4 ring ceramic hob with illuminated extractor hood over, automatic dishwasher, composite sink & pull-out bins.

DINING AREA

9'6 x 7'6 (2.90m x 2.29m)

Window & sliding door opens to the rear garden.

BEDROOM ONE

12'5 x 9'9 (3.78m x 2.97m)

Window overlooking the rear garden. Fitted wardrobes.

BEDROOM TWO

9'11 x 9' (3.02m x 2.74m)

Window to the front. Cupboard housing the Glowworm compact new gas fired boiler servicing the central heating & domestic hot water. Consumer unit and all under-floor heating controls.

BEDROOM THREE

9'10 x 8'2 (3.00m x 2.49m)

Window to the side.

BATHROOM

9'7 x 6'1 (2.92m x 1.85m)

Quality suite with wash hand basin, wc & bath with shower including over-head douche & handheld spray.

EXTERNALLY

Front garden. Long chipped covered area to the side with car charging point. To the rear a patio & long lawned garden.

GARAGE

14'5 x 9'6 (4.39m x 2.90m)

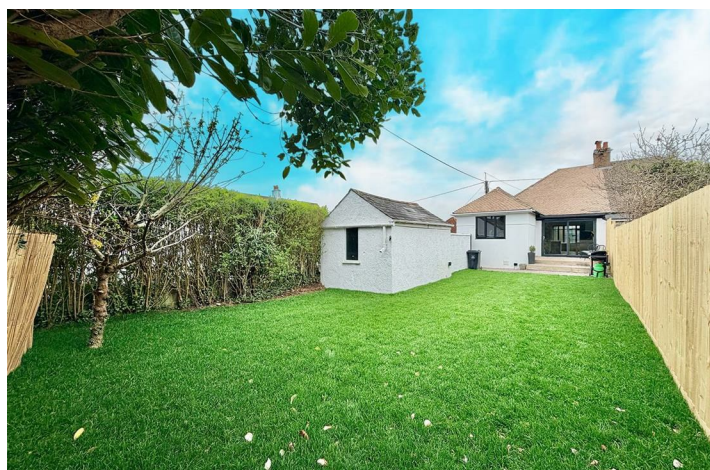
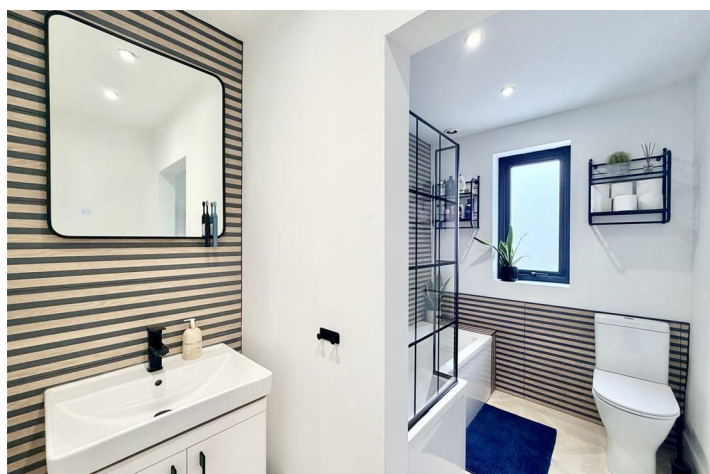
Up & over door. Window to the rear. Sockets. Consumer unit. Power & lighting.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

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



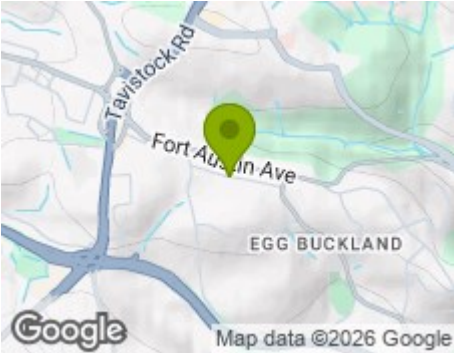
Road Map



Hybrid Map



Terrain Map



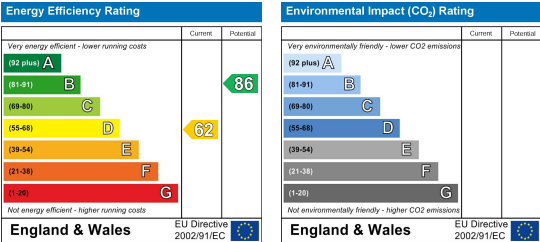
Floor Plan



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.