



## 3 Cressbrook Walk

Mainstone, Plymouth, PL6 8RZ

**Offers Over £300,000**



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.





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 to be confirmed (to be confirmed)

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.

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.

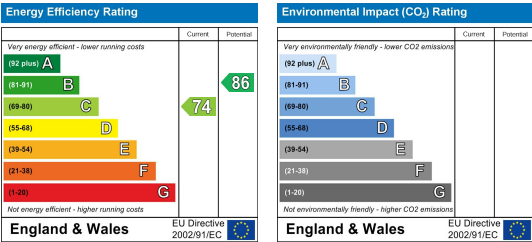
Area Map



Floor Plans



Energy Efficiency Graph



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