



## 14 Great Berry Road

Crownhill, Plymouth, PL6 5AU

Offers Over £425,000



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## 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.



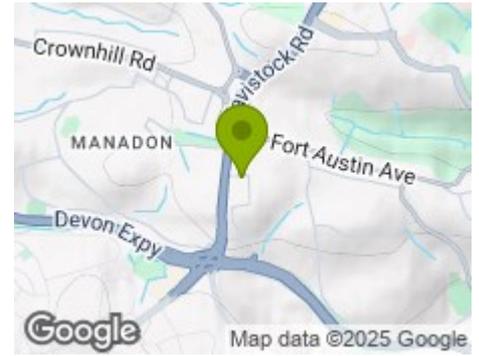
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

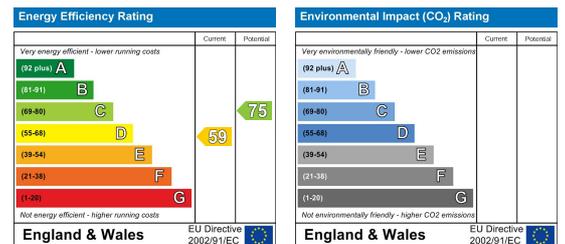


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## Viewing

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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