

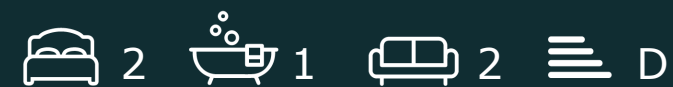
DC
LANE

SELL • LET • MANAGE



Cross Park Road, Plymouth, PL6 5AN

£349,500 Freehold





£349,500

Cross Park Road

Plymouth, PL6 5AN

- Superb Detached Bungalow
- Envious Crownhill Location
- Well Maintained Property
- Enclosed Secluded Garden
- No Onward Chain
- Two Double Bedrooms
- Generous Proportioned Rooms
- Garden Room
- Garage & Driveway
- Council Tax Band C

Situated in a quiet and highly regarded road in Crownhill, this deceptively spacious detached bungalow offers generous accommodation, excellent outside space and an enviable location just moments from the amenities of Crownhill Village.

The property is within easy reach of the local parade of shops, excellent transport links and the A38, making it an ideal choice for those seeking a peaceful residential setting with superb connectivity.

The hallway leads to two generous double bedrooms, each with a bay window and built in mirrored wardrobes and are served by a spacious bathroom with a bath and separate shower cubicle. The impressive lounge, a particularly generous reception room with ample space for statement furniture, boasts a gas fire set within a brick fireplace creating an attractive focal point and flows naturally into the kitchen, which provides an excellent range of fitted storage, generous work surfaces and integrated appliances. Running across the width of the property is the delightful garden room, accessible from both the lounge and kitchen. Filled with natural light and enjoying lovely views over the rear garden, this versatile space provides a wonderful additional reception area particularly as a dining room and has direct access outside. The secluded and enclosed rear garden is a real asset to the property, with timber fencing providing privacy and a combination of lawn and paved areas creating a manageable and versatile outdoor space. The garden is complemented by a garage which also houses a useful utility area. To the front, a brick paved driveway provides ample parking for two cars, while gated side access leads conveniently around to the rear garden.

Carefully maintained and improved over the years, a new roof was installed less than 12 months ago, complete with a 15 year guarantee and a new boiler less than 2 years. A boarded loft has ladder access.

With no onward chain an early viewing is highly recommended to appreciate the space on offer.



Ground Floor

Lounge/Diner	13'6" x 16'11" (4.14 x 5.18)
Kitchen	9'6" x 9'0" (2.91 x 2.76)
Garden Room	19'11" x 7'4" (6.09 x 2.24)
Bedroom One	10'3" x 9'10", 187'0" (3.14 x 3.57)
Bedroom Two	9'6" x 11'8" (2.91 x 3.57)
Bathroom	9'6" x 7'4" (2.91 x 2.25)
External	
Garage	8'0" x 17'3" (2.46 x 5.26)



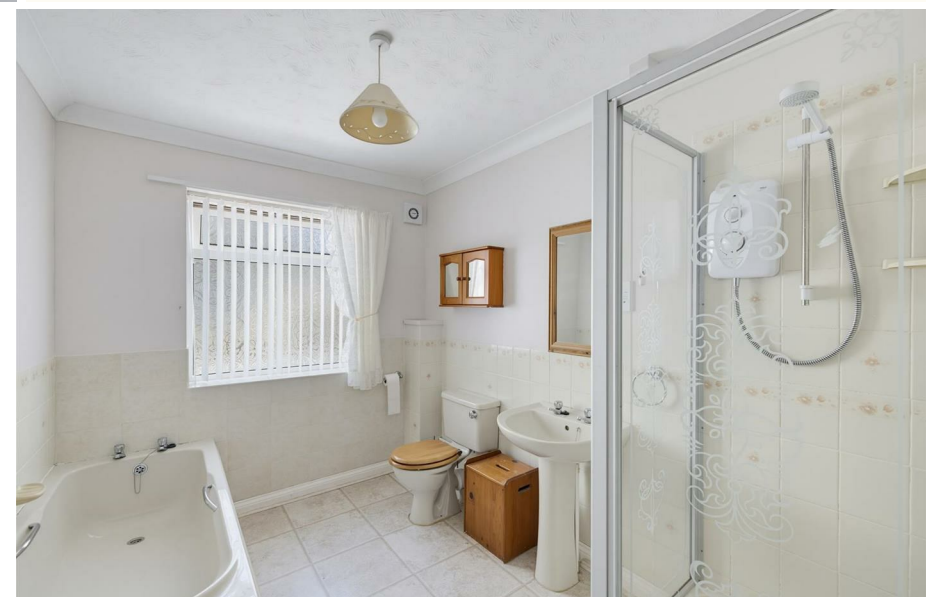


Directions

From the office turn right onto Mannamead Rd/B3250 1.2 mi At Manadon Roundabout, take the 4th exit onto the A386 slip road to Tavistock 0.3 mi Merge onto Manadon Hill/A386 Continue to follow A386 Take the B3373 exit towards Tamerton Foliot At the roundabout, take the 1st exit onto Budshead Way/B3873 Merge onto Crownhill Rd/B3413 Slight left onto Plumer Rd Merge onto Tavistock Rd/A386 Slight left onto Morshead Rd Turn right onto Cross Park Rd and the property can be found on the right

Council Tax Band: C

Scan for Material Information

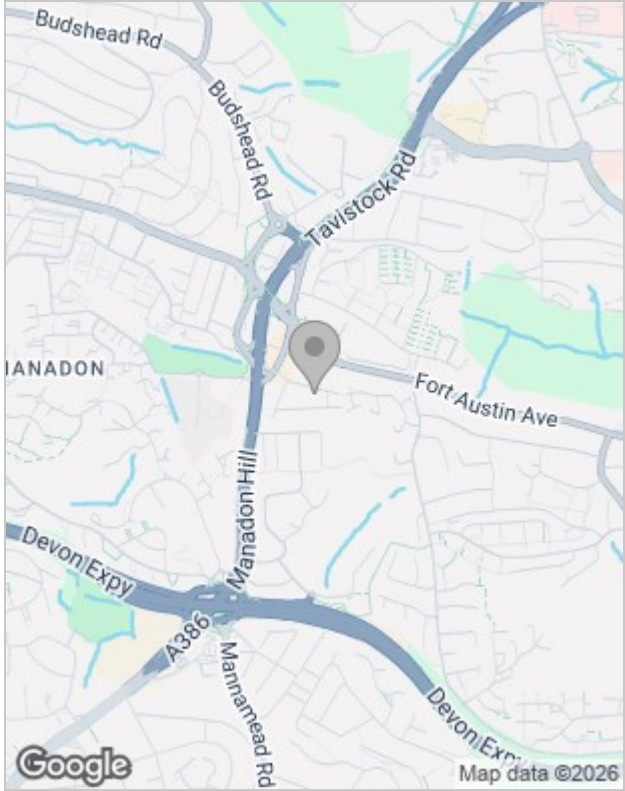




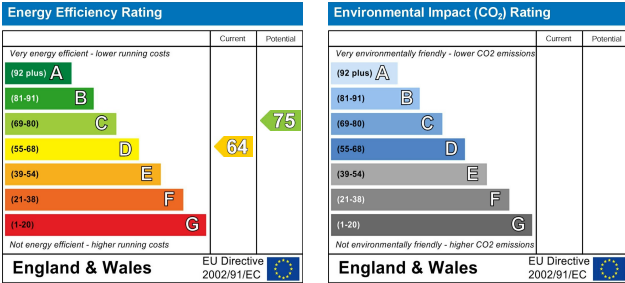
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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