

Sold STC

Cressbrook Walk, Mainstone, Plymouth PL6 8RZ



Guide Price £335,000

5 bedroom Semi-Detached

- ✓ Extended Family Home
- ✓ Corner Plot with potential to extend
- ✓ Popular Residential Area
- ✓ Five Bedrooms
- ✓ Two Bathrooms
- ✓ GCH & DG
- ✓ Separate Single Garage with Power Supply
- ✓ Woodland Walks in short distance



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Description

Viewme are delighted to bring to the sales market, this lovely extended five bedroom family home located in the North of Plymouth with a guide price of £355,000.00.

The property briefly comprises:

Ground Floor:

Entrance Hallway, Snug, Lounge/Dining Room, Modern Kitchen leading to rear tiered garden.

First Floor:

Master Bedroom (good sized double to front), En-Suite Shower Room, Bedroom 2 (small double to rear), Family Bathroom, Bedroom 3 (good sized single/small double to rear), Bedroom 4 (good sized double to rear), Bedroom 5 (small double to front).

Exterior: Front Garden, Side gated Access to Rear Garden (tiered)

Location

Mainstone is located to the North of the city some 4 miles from Plymouth City Centre. Residential properties are sandwiched between Derriford Hospital and nearby Asda shopping precinct. The area is served by excellent transport routes and popular primary and high schools, Thornbury Primary and Tor Bridge High - these schools are located less than half a mile from the property. Also the popular Devonshire Health & Leisure Club and Marjohn Swimming pool are within a short drive. Major employers: University of St Mark & St John (Marjohn), Wrigleys and other major employers located on the Estover, Dark Lake and Sisna industrial estates and Derriford Hospital are nearby.

The George Junction Park & Ride is also a short drive away, the Dartmoor National Park (DNP) is located approximately three miles away giving access to great outdoor activities and locations (Yelverton, Tavistock, Princetown, Dartmoor Tors to name a few).

Ground Floor

Entrance Hallway - om the front garden you enter into the hallway which gives access to all areas of accommodation.

Carpet flooring, wall mounted radiator.

The front door has an alarm attached advising the occupant when the door has been opened or closed.



Kitchen



Snug (2nd Reception Room)



Dining Area



Rear Aspect of Property

Snug (2nd Reception Room) - 11' 10" x 12' 4" (3.63m x 3.76m) Good sized second reception area with many uses:

As it is at present a Snug, home office, play room, teenagers 'den'.

The room has laminate flooring, neutrally decorated walls, wall mounted radiator and double glazed window to the front of the property.

Lounge/Dining Room - 17' 6" x 22' 10" (5.35m x 6.98m) Length and Width measurements at longest and widest points of the room.

Good sized reception area leading to an almost separate dining area with patio doors leading to the rear garden.

Double glazed window to the front of the property, wall mounted radiators, carpet flooring, recessed lighting and recessed storage.

The dining area, which is slightly separated from the lounge area, again has carpet flooring and a double glazed window to the rear garden and built in storage cupboard.

Kitchen - 11' 10" x 9' 4" (3.61m x 2.85m) Good sized modern fitted kitchen with a range of white base and eye level units with dark 'square' work surfaces.

Built in appliances include: double oven, hob, extractor and dishwasher.

Black resin one and a half bowl sink with stainless steel mixer tap and double glazed window overlooking the rear garden.

Black splashback tiles, vinyl tiled effect flooring and double glazed door to rear garden.

First Floor

Landing - The landing gives access to all first floor accommodation. A step up from the main staircase takes you to the original first floor and a second step up takes you to the extension accommodation.

There is also a loft hatch, complete with loft ladder. The boiler to the property is located in the loft, which is partly boarded and well insulated.

Master Bedroom - 11' 9" x 9' 6" (3.6m x 2.91m) The master bedroom is a good size with fitted wardrobes and double glazed window overlooking the front of the property towards Cann Woods, Saltram gardens and beyond.

Recessed lighting, wall mounted radiator and carpet flooring.



Master Bedroom



En-Suite Shower Room



4th Bedroom - Double (front)



Family Bathroom



En-Suite Shower Room - 3' 10" x 9' 2" (1.18m x 2.8m) The fully tiled white en-suite comprises:

Low level WC with integrated cistern, wash hand basin and corner shower cubicle.

It has a wall mounted heated towel rail, vinyl flooring wall mounted mirror and medicine cabinet and double modesty glazed window to the side aspect of the property.

Bedroom 2 (small double rear) - 8' 4" x 7' 10" (2.56m x 2.41m) This room is currently used as a dressing room but has in the past housed a small double bed and freestanding wardrobe.

Fitted wardrobe, double glazed window to the rear garden, carpet flooring and wall mounted radiator.

Family Bathroom - 5' 7" x 9' 1" (1.72m x 2.77m) Fully tiled good sized family bathroom with white bath suite comprising:

Low level WC, wash hand basin, shower cubicle and full sized bath.

Two double modesty glazed windows overlooking the rear garden.

Tiled flooring, wall mounted heated towel rail and recessed lighting.

Bedroom 3 (good sized single - rear) - 5' 11" x 11' 11" (1.81m x 3.64m) This room is currently used as a dressing room but has in the past housed a small double bed and freestanding wardrobe.

Fitted wardrobe, double glazed window to the rear garden, carpet flooring and wall mounted radiator.

Bedroom 4 (Double - Front) - 11' 5" x 11' 7" (3.48m x 3.54m) A good sized double bedroom, neutrally decorated with double glazed window to the front of the property with views towards Saltram grounds and beyond.

There are two fitted wardrobes/storage cupboards, wall mounted radiator and carpet flooring.

Bedroom 5 (Double Front) - 5' 7" x 9' 1" (1.72m x 2.77m) This room is a small double bedroom but it could be utilised as a home office, dressing room or playroom.

It has a double glazed window over looking the front of the property with views towards Saltram grounds and beyond.

Wall mounted radiator and carpet flooring.

Exterior

Front Garden - The front garden area is split into two halves, to once side there is a raised bed with shale stones and mature shrub to the centre, to the other half again with shale stones and mature trees and shrubs.

Between the two halves of the garden is the pathway to the front door. There is also a side gate which gives access to the side and rear gardens.

The front garden is tidily fenced.



Rear Garden - From the side gate or the kitchen there are four areas to the garden:

Firstly a patio area outside the sliding doors from the lounge, ideal for alfresco dining under a gazebo.

Then a few steps lead you to another paved area, again ideal for outside entertaining.

From the paved area is a grassed area, the a few steps more takes you to the top of the garden which leads to the side garden area which is mainly laid to lawn with stone pathway leading to the shed.

The whole side and rear garden is encircled with walls mature shrubs and additional fencing for privacy.

Single Garage (separate from property) - The property has a single garage situated a short distance from the property (it can be seen from the front of the house).

It is single skin construction with up and over garage door. Power and lighting is available.



Floorplans



FloorPlan (Not Drawn to Scale)

Energy Efficiency and Environmental Impact

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Additional Information

Virtual Tour: <https://youtu.be/LCgrgUmOR3A>

Council Tax Band: 'C' - £1,785.09 - 2022/2023 - Data Captured from Plymouth City Council Web Site

Waste Collection Days: Domestic Waste and Recycling every other Tuesday - you can apply for garden waste to be collected if required.

Property includes: Cavity wall insulation and 270mm loft insulation



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