



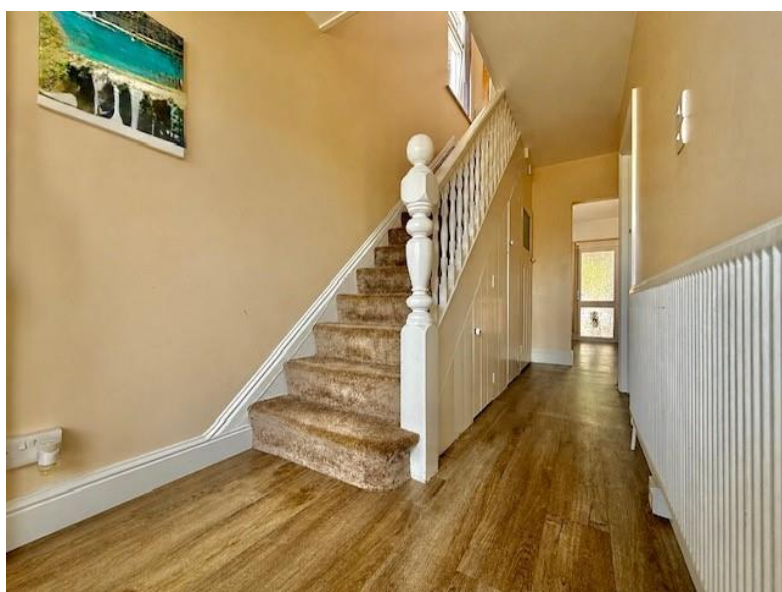
Falcon

01752 600444

31 Charlton Road

Crownhill, Plymouth, PL6 5EG

Guide Price £325,000 - £350,000





In Brief

Fantastic 3 bed Family Home with Sunny 70ft Garden, tandem Garage & Great Schools Nearby

Reception Rooms	Lovely sunny living room and large kitchen / diner		
Bedrooms	3 beds (2 doubles and a single)		
Heating	Gas central heating	Parking	Driveway and long tandem garage
Area	1372 sq ft	Council Tax	C
Tenure	Freehold		

Description

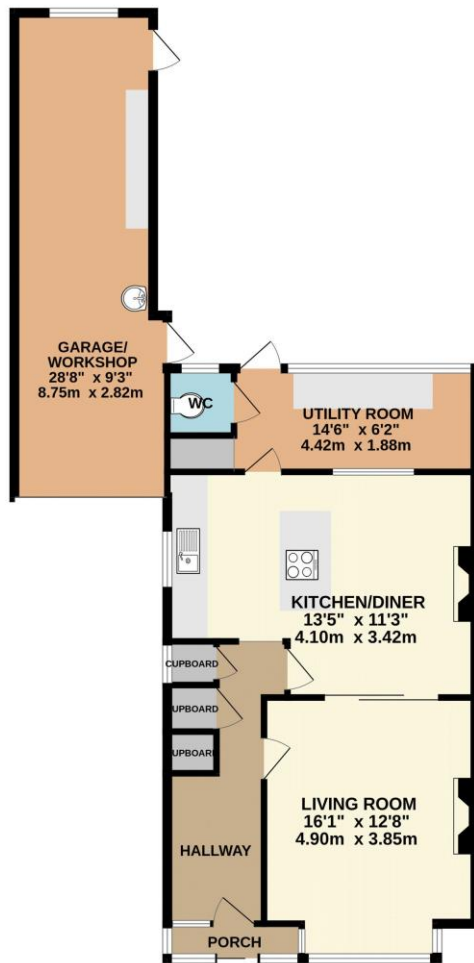
Situated in a highly sought-after residential location close to excellent schools, Derriford Hospital, Crownhill shopping parade and a wealth of local amenities, this beautifully presented three-bedroom family home offers spacious accommodation and a stunning 70ft rear garden backing onto established trees. The property comprises an entrance porch and welcoming hallway, a bright bay-fronted living room with fitted woodburner, and a fabulous open-plan kitchen/dining room, perfect for modern family living. A large, versatile utility room spans the rear of the property and leads to a downstairs cloakroom/WC. Upstairs are two generous double bedrooms, a single bedroom and a modern family bathroom, with the front bedrooms enjoying elevated views across the city. Further benefits include a gas central heating system, uPVC double glazing and a boarded loft with light and ladder. Outside, a long driveway leads to a tandem double-length garage, while the superb sunny rear garden is a real highlight for all the family, offering a high degree of privacy, mature borders, a patio and an impressive outdoor bar that also would make an ideal home office or hobby room. A wonderful family home in a prime location, early viewing is highly recommended.

Need A Mortgage?

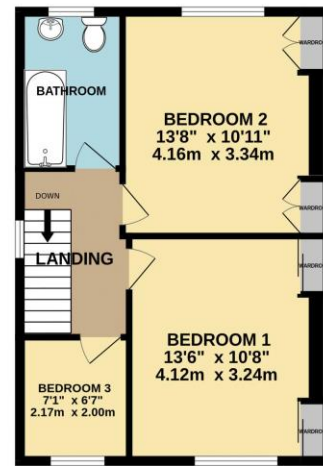
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Floor Plans

GROUND FLOOR



1ST FLOOR



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Your home may be repossessed if you do not keep up repayments on your mortgage.

