

**FOR SALE**

Guide Price £325,000 - £335,000



**Alan Cummings**  
estate agents & valuers

**37 Cardigan Road, Crownhill , Plymouth, Devon, PL6 5PN**



- **Deceptively spacious extended semi-detached bungalow**
- **Offering flexible and adaptable accommodation**
- **Potential for subdivision to create self-contained annexe**
- **uPVC double glazing, gas fired central heating**
- **Good size lounge, dining room**
- **Conservatory**
- **Fitted kitchen, wet room**
- **Three bedrooms**
- **Music room/TV Lounge**
- **Bathroom/wc, Utility room**
- **Relatively large plot, long private drive, parking**
- **Space for caravan, boat or trailer, detached garage**
- **Outbuildings, lawned front garden, enclosed southwesterly facing rear garden**

### THE PROPERTY

A deceptively spacious and somewhat unusual semi-detached bungalow offering flexibility of layout and usage. Finished to a quality standard, having the benefit of uPVC double glazing and gas fired central heating, decorations of a high standard and modern fittings. Thought to have been built in the 1960's and extended in the past, the layout had in the past provided separate annexe accommodation, remodelled and currently provides for a spacious family home. Porch and entrance lobby, a spacious central long hallway, a good sized lounge with picture window to the front and double doors opening to dining room, French doors opening to the conservatory. A walk-in cupboard with ladder rises to the loft room, boarded, and racked out for storage. Well appointed modern wet room, double bedroom and a music room/TV lounge. To the rear with two further bedrooms, utility room, study area and bathroom/wc, a potential annexe. As a family home, can potentially provide four or possible even five bedrooms.

The property stands on relatively large plot having long private drive, potential off street parking for caravan, boat or trailer, garage and out buildings. A long lawned front garden, side access, to the rear, a good sized enclosed south westerly facing back garden.

### LOCATION

Set in this popular residential area of Crownhill, Egguckland found at the top of the hill with a good variety of local services and amenities nearby. The position convenient for access into the city and closeby connections to major routes and other directions.

**STORM PORCH** Double glazed front door into:

**ENTRANCE LOBBY** 7' 0" x 5' 5" (2.13m x 1.65m)  
**WC** 6' 0" x 3' 0" (1.83m x 0.91m) Wc and wash hand basin.

**KITCHEN** 12' 0" x 9' 0" (3.66m x 2.74m) Fitted with a good range of cupboard and drawer storage set in wall and base units, roll edge worksurfaces with tiled splashbacks, inset one and half bowl stainless steel sink with mixer tap. Space for cooker with extractor hood over. Breakfast bar.

**LOUNGE** 16' 5" x 12' 7" (5m x 3.84m) Wide picture window to the front. Focal feature fireplace with white surround, polished stone fireback and hearth and fitted living flame coal effect gas fire. Twin bi-fold doors open to:

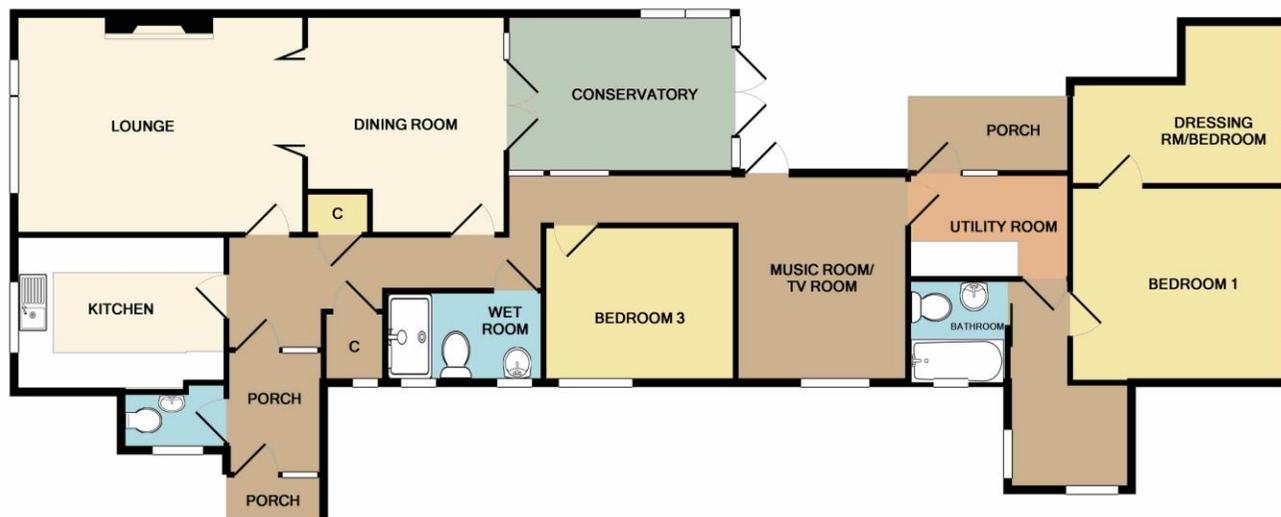
**DINING ROOM** 12' 7" x 11' 4" (3.84m x 3.45m)  
 Pvc double glazed French style doors open to:

**CONSERVATORY** 13' 0" x 9' 0" (3.96m x 2.74m)  
 uPVC construction set under a pitched double glazed roof with twin French doors overlooking and opening out to the rear.

**WET ROOM** 9' 0" x 5' 0" (2.74m x 1.52m)  
 Windows to the side. White wc and pedestal wash hand basin, tiled shower area with electrically heated shower.

**BEDROOM THREE** 9' 6" x 7' 10" (2.9m x 2.39m)  
 Window to the side.

**MUSIC ROOM/TV LOUNGE** 11' 2" x 9' 9" (3.4m x 2.97m) Window to the side. Door into:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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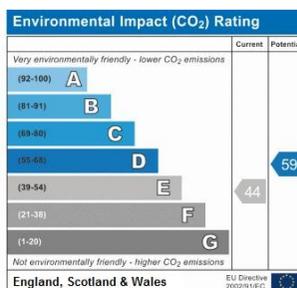
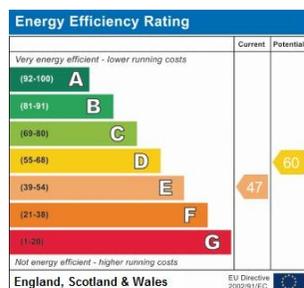
**UTILITY ROOM** 9' 3" x 6' 0" (2.82m x 1.83m) overall. Fitted worksurfaces with space under, plumbing suitable for washing machine, tumble dryer and freezer. Door opening out to the rear and further door into:

**REAR HALL** 12' 0" x 7' 0" (3.66m x 2.13m) max 'L-shaped' Dual aspect, one of the windows was formerly a door to the self-contained annexe.

**BATHROOM** 6' 6" x 5' 8" (1.98m x 1.73m) Window to the side. White modern suite with panelled bath having side set mixer tap and electrically heated shower over. Close coupled wc and wash hand basin.

**BEDROOM ONE** 12' 5" x 11' 3" (3.78m x 3.43m) Picture window overlooking the rear garden.

**DRESSING ROOM/BEDROOM TWO** 12' 9" x 9' 3" (3.89m x 2.82m) max 'L-shaped' Window overlooking rear garden.



## OFFICE

10-12 Eggbuckland Road

Henders Corner

Mannamead

Plymouth

PL3 5HE

T: 01752 664 125

E: [enquiries@alancummings.co.uk](mailto:enquiries@alancummings.co.uk)

W: [www.alancummings.co.uk](http://www.alancummings.co.uk)

## EXTERNALLY

Standing on a relatively large near level plot with a long tarmac laid private drive, providing off street parking for various vehicles, giving access to the detached garage set to the side. A large lawned front garden with a number of ornamental bushes and shrubs. Behind the garage two garden sheds and a pathway leading through to the rear. To the rear an enclosed back garden enjoying a good degree of privacy with established fence and hedge boundaries, summer house and beyond an aluminium framed greenhouse.

**TENURE: Freehold COUNCIL TAX BAND: D**

