

**FOR SALE**

**Price £360,000**



**Alan Cummings**  
estate agents & valuers

**3 Eastfield Crescent, Higher Compton, Plymouth, PL3 5JX**



- **Most well presented 1930's semi-detached house**
- **Generously proportioned light and airy accommodation**
- **Quality finish and fittings**
- **Entrance lobby, Spacious Hall**
- **Downstairs wc**
- **Good size lounge, Dining room**
- **Conservatory**
- **Modern fitted kitchen, Four bedrooms**
- **Well appointed shower room/wc**
- **Good parking on private drive**
- **Substantial studio with glazed gazebo behind**
- **Delightful landscaped enclosed gardens, generous size to rear**
- **Prime popular street with local services nearby**

**THE PROPERTY** A 1930's semi-detached house which as undergone major upgrading, improvement and refurbishment over the last twelve years. The property has benefited from new roof covering, new fascias, recently replaced conservatory, renewed uPVC double glazing, gas fired central heating with boiler replaced a few years ago and the former garage now providing a substantial and beautifully appointed studio with glazed covered area outside. With delightful landscaped gardens. A property that must be inspected in order to be fully appreciated.

**ACCOMMODATION** The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

**LOCATION** Set in this highly popular street of Eastfield Crescent found in the prime residential area of Higher Compton with a good variety of local services and amenities found nearby. The position convenient for access into the city and closeby connections to major routes in other directions.

Panelled part double glazed front door into:

#### **GROUND FLOOR**

**ENTRANCE PORCH** Windows on three sides. Internal panelled door with decorative oval double glazed light and windows to either side into:

**HALL** Ceiling light point. Picture rail. Carpeted treads staircase rise and turns to the first floor. Understairs cupboard with meters and controls.

**WC** 3' 7" x 2' 6" (1.09m x 0.76m) Window to the side. White modern wc.

**LOUNGE** 14' 0" x 12' 5" (4.27m x 3.78m) Wide bay window to the front. Coved ceiling with pendant light

point. Picture rail. Focal feature fireplace with polished fireback and hearth and fitted living flame coal effect gas fire. Archway into:

**DINING ROOM** 12' 5" x 10' 11" (3.78m x 3.33m) Ceiling rose with light point. Picture rail. Impressive period fireplace with timber surround, tiled fireback and hearth. Twin double glazed doors into:

**CONSERVATORY** 9' 6" x 5' 9" (2.9m x 1.75m) Set overlooking the back with garden with double glazed glass roof, patio door opening to the rear garden. Radiator. Power points and lighting.

**KITCHEN** 14' 8" x 8' 3" (4.47m x 2.51m) Window to the side and pvc part double glazed back door to the rear. Attractive modern fitted quality kitchen with excellent range of cupboard and drawer storage set in wall and base units, roll edge worksurfaces with tiled splashbacks, inset one and quarter bowl stainless steel sink with chrome mixer tap, quality integrated appliances include Hotpoint four rind variable size gas hob with illuminated extractor hood over and Stoves electric fan assisted oven under. Bosch integrated upright fridge/freezer. Cupboard housing Ideal Logic Plus gas fired boiler servicing central heating and domestic hot water. Integrated Neff automatic dishwasher.

#### **FIRST FLOOR**

**LANDING** Window to the side. Ceiling light point. Picture rail. Access hatch to insulated loft. Light point.

**BEDROOM ONE** 14' 7" x 9' 8" (4.44m x 2.95m) Wide bay window to the front. Picture rail. Focal feature period fireplace with built-in wardrobes to either side.

**BEDROOM TWO** 12' 6" x 9' 8" (3.81m x 2.95m) Window overlooking the back garden. Focal feature period fireplace with built-in wardrobes to either side. Picture rail.



GROUND FLOOR

1ST FLOOR

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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**BEDROOM THREE** 8' 8" x 7' 8" (2.64m x 2.34m) Window to the front. Picture rail.

**BEDROOM FOUR** 9' 4" x 5' 8" (2.84m x 1.73m) Window overlooking the back garden. Picture rail.

**SHOWER ROOM** 8' 10" x 4' 10" (2.69m x 1.47m) Two windows to the side. Quality white suite with close coupled wc and vanity wash hand basin, both with concealed plumbing incorporating cupboard storage. Double sized shower. Floor to ceiling decorative wall tiling. Ceiling light point. Extractor fan. Designer radiator.

**EXTERNALLY** A brick paved drive provides off street parking for two or three vehicles in line. Set back from the street and pavement by wide low maintenance front garden covered with decorative stone chippings. To the rear, a long enclosed professionally landscaped back garden for alfresco entertaining. With a wide decked seating terrace next to the conservatory and beyond a lawned garden featuring a variety of ornamental bushes and shrubs and with well stocked borders. Stone pebble area with ornamental pond and at the far end a paved seating terrace and clothes washing line. To one side a studio (created out of the former garage), sun canopy and pergola, further wide decked seating terrace with built-in lighting.

**STUDIO** 14' 11" x 8' 3" (4.55m x 2.51m) Internally Wide uPVC double glazed window to the front and wide double glazed patio doors to the rear garden. Four wall light points and pendent light point. Built-in bar. Four sets of double power points.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

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