



# Falcon

01752 600444

## 1 Lodge Gardens

Crownhill, Plymouth, PL6 5DP

Guide Price £390,000-£400,000





## In Brief

### A stunning 4 bedroomed detached family home with fabulous open outlook!

<b>Reception Rooms</b>	Living room with separate dining room	<b>Parking</b>	Driveway and GARAGE ) Electric car charging point
<b>Bedrooms</b>	4 Good sized bedrooms	<b>Council Tax</b>	E
<b>Heating</b>	Gas central heating		
<b>Area</b>	1184 sq ft		
<b>Tenure</b>	Freehold		

## Description

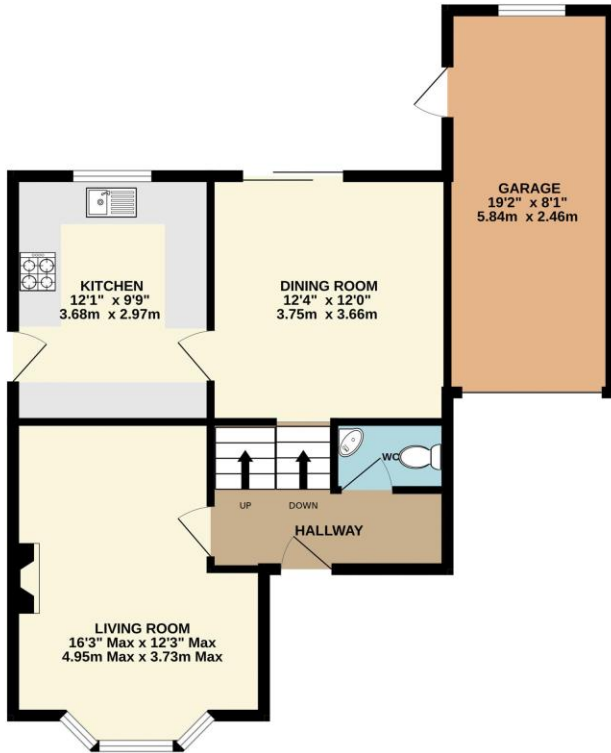
Located in this exceptionally desirable cul-de-sac position is this beautifully presented and cared for 4 bedroomed detached family home. The owners have lived here since the house was newly built in 1996 by Landmark Homes. As you approach the property you will see that it is nicely positioned at the opening to this exclusive small development. Off the entrance hallway you have a WC and a gorgeous living room at the front. From the hallway a few stairs take you down to the separate dining room which is a fantastically bright and sunny room with a perfect southerly aspect through the patio doors. The kitchen is stylishly fitted with a contemporary range of units that include an integrated wine cooler, dishwasher, oven and hob plus a recess for an American fridge freezer. Another bright and sunny room with a door leading to the garden. On the first floor half landing you have two double bedrooms with the main bedroom having an en-suite shower room, both rooms have the best of the fabulous outlook to the rear. A few stairs from the first floor half landing take you up to another double bedroom and a family bathroom that is fully tiled with an electric shower over the bath. The property comes with gas central heating ( new boiler and radiators in 2013 ) and upvc double glazing. Parking is available on the driveway that leads down the side of the house to the single garage ( 19'2 x 8'1 ). the garage has a door at the back into the garden and also has an ELECTRIC CAR CHARGING POINT. The rear garden is bigger than many others in the road, it is gorgeous with a wonderful southerly sunny aspect. It's arranged on two levels both with grass and some beautiful, colourful flower beds and borders. There is a patio seating area and the garden goes around the side of the house where the owners have their greenhouse and garden shed. This is an exceptional property located in one of Plymouth's finest residential areas. There are some good local shops, services and facilities available close by in Crownhill. The Hospital and the Nuffield Sports and Health Club are also easily accessible and close by. NO ONWARD CHAIN!

Need A Mortgage?

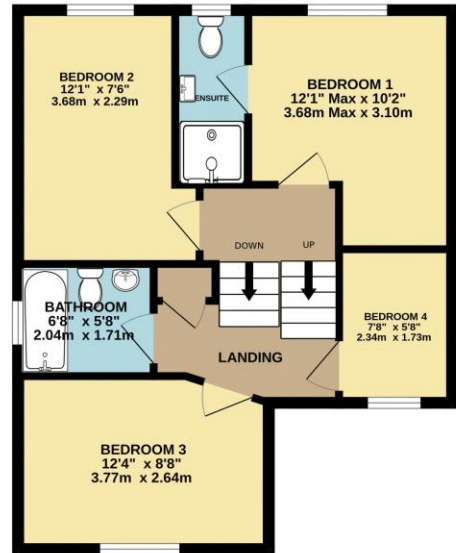
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# Floor Plans

GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.  
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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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