



Falcon

01752 600444

22 Dryburgh Crescent

Ham, Plymouth, PL2 2NU

£210,000





In Brief

A gorgeous 3 bed semi with fabulous garden and outlook. Contemporary finish inside.

Reception Rooms Large living room

Bedrooms 3 lovely bedrooms

Heating Gas central heating

Parking Off road parking to the front

Area 894 Sq ft

Council Tax A

Tenure Freehold

Description

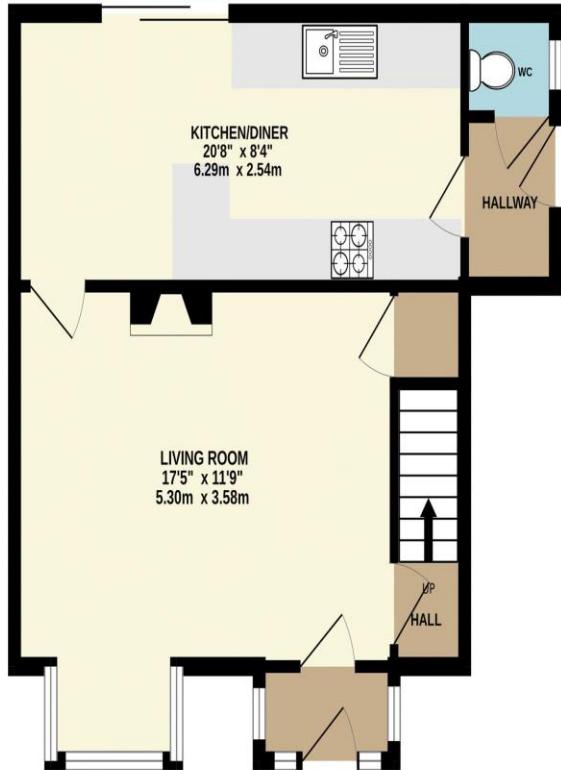
Located in this established residential area is this beautifully presented 3 bed roomed semi detached family home that has been in the same family now for approximatly 50 years! As you approach the property you will see the good off road parking. The front door opens into a porch which in turn opens into the large living room. A lovely big space with windows to the fornt. To the rear of the property you have the extremely spacious kitchen / diner which measures 20ft'7 x 8ft '4 and has been stylishly fitted with contemporary units including an oven, hob, and a fridge / freezer. Sliding doors open into the garden and sun pours in the back . A small rear porch and a downstairs w/c complete the downstairs accommodation.Off the first floor landing there are three lovely bedrooms and a modern style bathroom. The property comes with gas central heating (boiler approx 5 years old) and upvc double glazing. The rear garden is fabulous and a perfect family space. There is a large patio area with steps down to a lower level which has artifial grass and a great summer house type structure that offers many possibilities but childrens playhouse / den has to be one of them or, of course great for outside entertaining! This really is a special house that is easily accessible to local schools and facilities.

Need A Mortgage?

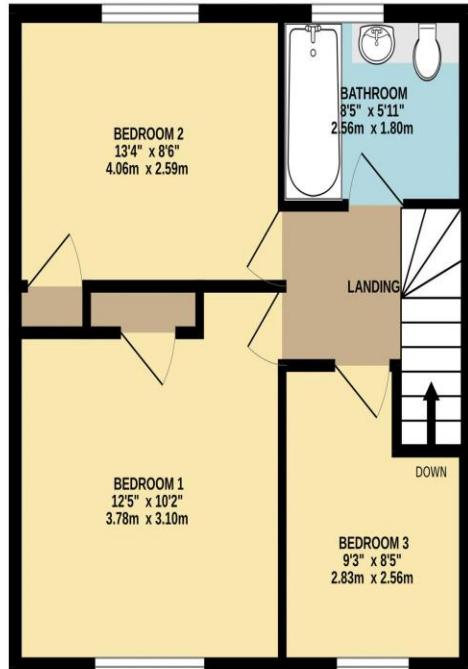
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Floor Plans

GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		79
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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