



12 Richmond Road, Crownhill, Plymouth, Devon, PL6 5EE

Offers Over £340,000



Lang Town and Country are delighted to offer to the market this attractive three bedroom semi-detached family home in the popular area of Crownhill which offers well-balanced accommodation arranged over two floors, complemented by off-road parking, a garage and a generous rear garden.

You enter the property into a welcoming entrance hall, which provides space for coats and shoes and benefits from a useful built-in cupboard and a convenient ground-floor WC. The accommodation opens into a comfortable front lounge, a bright and well-proportioned room ideal for relaxing or entertaining, with pleasant outlooks to the front.

To the rear lies the true heart of the home: a spacious open-plan kitchen/diner/family room with Bi-fold door opening to the rear garden. This impressive space is designed for modern living, offering ample room for cooking, dining and everyday family life. The kitchen is perfectly arranged with generous worktop space, while the dining and family areas enjoy excellent natural light and direct access to the rear garden, creating a seamless connection between indoors and out. The kitchen is well equipped with a 5 ring gas hob, 1 and half sink with drainer, integrated fridge and separate freezer, a dishwasher, oven and a microwave which is less than 6 months old. The breakfast island provides additional storage units along with space to sit. There is space for a freestanding washing machine and the kitchen is heated via 2 large column radiators.

Upstairs, the first floor continues the sense of space. The principal bedroom is a large and inviting room with plenty of space for bedroom furniture along with fitted wardrobes, two further bedrooms provide flexible accommodation, ideal for children, guests or a home office. The family bathroom is well positioned off the landing and serves all bedrooms complete with a shower over the bath, wash hand basin, heated towel rail and WC. The loft has been boarded and has a ladder and lighting.

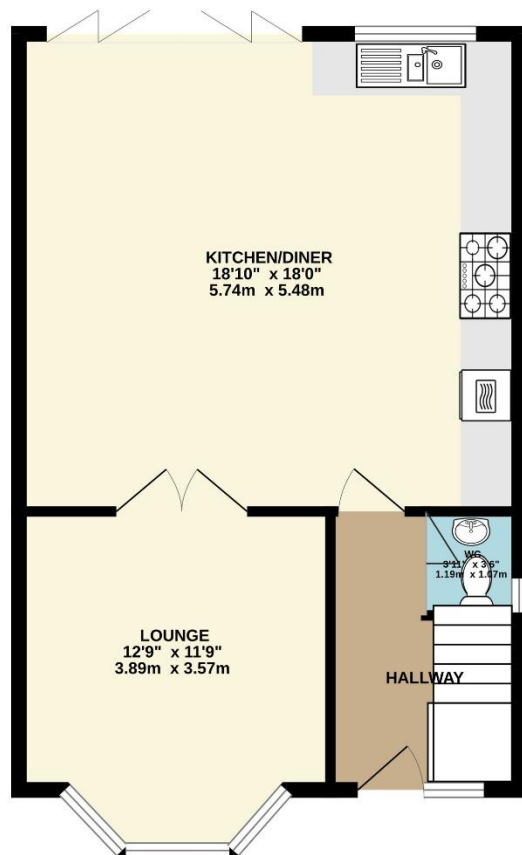
Outside, the property is particularly well served. To the front there is off-road parking with space for two vehicles, along with access to a shared driveway leading to the garage and outbuilding useful for storage. To the rear, the large South Facing garden is a standout feature, offering an excellent degree of privacy and sunshine throughout the day. It provides ample space for outdoor dining with two decking area, making it ideal for families and those who enjoy spending time outside. There is also a useful shed for storage.

Overall, this is a well-designed and generously proportioned home that combines practical living space with attractive outdoor features, perfectly suited to modern family life.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.





TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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