



## Asking Price £250,000

Located in the popular residential area of Haroldsleigh Avenue, Crownhill, this well-maintained terraced family home offers spacious and versatile accommodation, ideal for modern family life. Boasting three good-sized bedrooms and a thoughtfully upgraded interior, this property enjoys a fantastic balance of comfort and convenience. To the front, a private driveway provides off-road parking and leads into a welcoming entrance porch and hallway. The spacious lounge features a large front-aspect window, filling the room with natural light, and a charming fireplace that creates a cosy focal point. To the rear, the standout modern kitchen/dining room is fitted with sleek cabinetry, contemporary worktops and integrated appliances. The space flows seamlessly into a wrap-around conservatory offering additional living or dining space with views over the garden — a superb setting for entertaining or relaxing. Upstairs are three generously proportioned bedrooms, including a primary double room with built-in wardrobes, a second spacious double, and a versatile single bedroom ideal for children, guests or home office use. The stylish family bathroom has been beautifully updated and features a bath, separate shower enclosure, vanity basin and WC. Outside, the private, enclosed rear garden offers a sunny lawned area with patio and raised beds — perfect for alfresco dining or family play. A rear gate leads to a garage and hardstand providing additional parking. This home is within easy reach of local schools, shops, transport links, and the A38 — making it a superb location for commuting families.

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Established 2008



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## Haroldsleigh Avenue, Crownhill, PL5 3AW

### Area

Crownhill is a sought-after suburb of Plymouth, prized for its excellent transport links, family-friendly atmosphere, and abundance of amenities. Haroldsleigh Avenue enjoys a convenient position within walking distance to local shops, schools, and green spaces. Major bus routes are easily accessible, offering quick commutes into the city centre, Derriford Hospital, and beyond.

For motorists, the A38 Devon Expressway is just minutes away, making this location ideal for commuters heading towards Exeter or Cornwall. The area benefits from excellent schooling options and local parks, while Crownhill shopping precinct offers supermarkets, takeaways, and essential services. This is a well-established, quiet residential neighbourhood popular with families and professionals alike.

### Accommodation Comprises

#### Ground Floor:

Porch – Secure entry point into hallway.

Hallway – Central access to ground floor rooms with staircase to first floor.

Lounge (3.60m x 4.08m / 11' 10" x 13' 5") – Bright and spacious with large front window, fireplace, and fitted shelving.

Kitchen/Dining Room (3.62m x 5.03m / 11' 11" x 16' 6") – Modern fitted units, ample worktop space, breakfast bar, integrated hob/oven, space for dining area.

Conservatory (2.77m max x 4.73m / 9' 1" x 15' 6") – Wrap-around design, full of light, with garden access and flexible usage as lounge, playroom or dining space.

#### First Floor:

Bedroom 1 (3.61m x 2.81m / 11' 10" x 9' 3") – Double room with fitted wardrobes and front aspect window.

Bedroom 2 (3.61m x 2.12m / 11' 10" x 6' 11") – Another double room overlooking the rear garden.

Bedroom 3 (2.77m x 2.27m / 9' 1" x 7' 5") – Single room, ideal as a child's room or home office.

Bathroom – Fully tiled with bath, walk-in shower, vanity sink unit and WC. Dual windows for light and ventilation.

#### External:

Front Driveway – Private off-street parking for one vehicle.

Rear Garden – Enclosed and sunny with lawn, patio, planters and rear access.

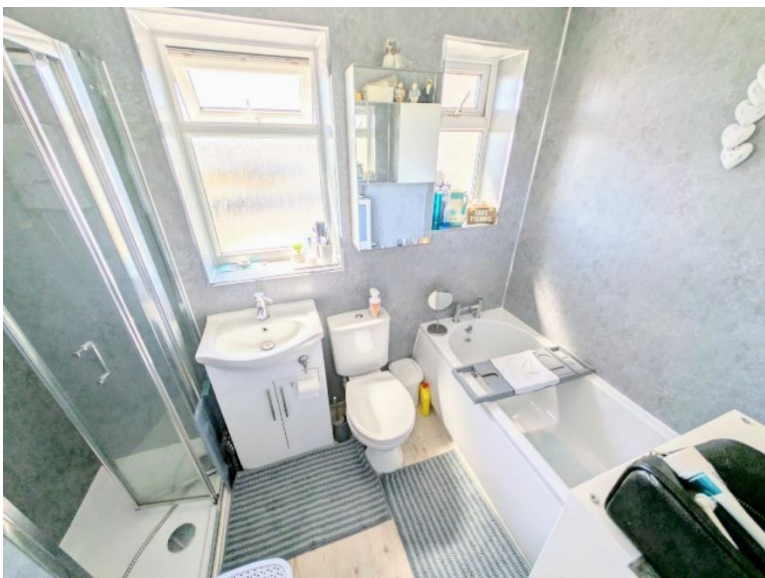
Garage & Hardstand – Accessed via rear lane, offering secure storage and additional parking.

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







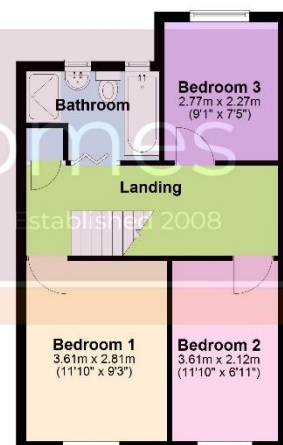




Ground Floor



First Floor



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%  
FEE**

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ESTATE AGENTS**

**NO SALE  
NO FEE**

