

# clever



## 45 Darwin Crescent

Crabtree, Plymouth, PL3 6DT

**Offers over £260,000**

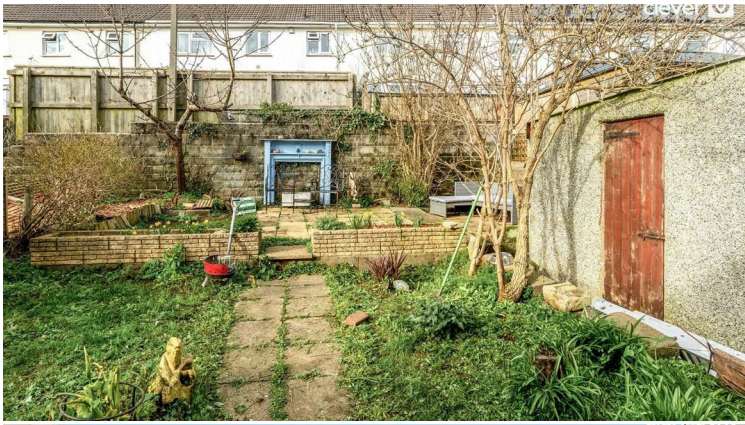


**GLORIOUS VIEWS** - Situated in the desirable area of Darwin Crescent, Crabtree, this charming semi-detached house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

One of the standout features of this home is the re-fitted fitted kitchen, which boasts contemporary design and functionality, ensuring that cooking and dining experiences are both enjoyable and efficient. Additionally, the convenience of a downstairs W/C adds to the practicality of the layout.

The property benefits from a southerly aspect & lovely rear garden, allowing for an abundance of natural light to fill the living spaces throughout the day. Residents will also be captivated by the stunning panoramic views that this location affords, providing a picturesque backdrop to daily life.

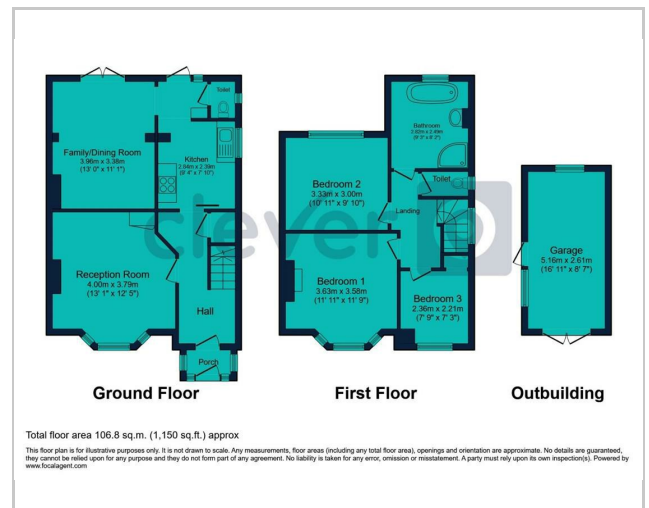




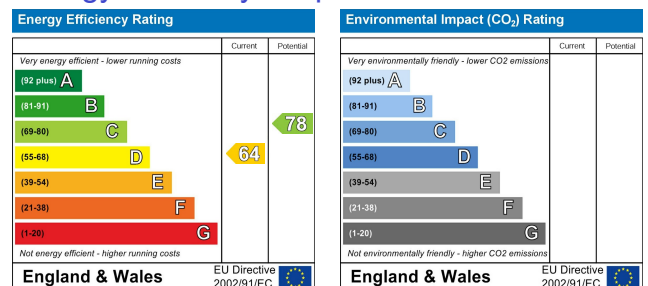
## Area Map



## Floor Plans



## Energy Efficiency Graph



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2 Old Town Street, Plymouth, PL1 1DP

Tel: 01752421911 Email: [sales@stayclever.co.uk](mailto:sales@stayclever.co.uk) <https://www.stayclever.co.uk>