



Connells

St. Boniface Close
Plymouth



Property Description

Nestled within a tranquil community, this delightful end-of-terrace house offers a perfect blend of comfort, convenience, and privacy. Welcomed by a neatly paved private driveway and an allocated parking space, residents are greeted with the convenience of easy access and ample parking. Stepping inside, the home exudes warmth and charm, with a well-proportioned layout featuring two generous double bedrooms, providing ample space for relaxation and rest. Natural light streams through the windows, illuminating the tastefully decorated interiors and creating an inviting ambiance throughout. The heart of the home lies in its inviting living spaces, thoughtfully designed to accommodate both everyday living and entertaining. However, the true gem of this property awaits beyond the doors - a beautiful level garden, meticulously landscaped to create a tranquil oasis of greenery and serenity. Perfect for alfresco dining, leisurely weekends, or simply unwinding amidst nature's embrace, the garden offers a peaceful retreat from the hustle and bustle of everyday life. With its desirable location within a private community, residents can enjoy the security while still being conveniently located to local amenities, transport links, and recreational facilities.

Entrance Porch

The property is entered to the front through a PVC door into the Entrance Porch, with a door leading through to;

Kitchen

12' 8" x 7' 2" (3.86m x 2.18m)

A fully fitted kitchen with a range of matching wall and base units and complimentary work surfaces over. PVC double glazed window to the front elevation, stainless steel one and a half bowl sink and drainer with mixer tap, space and plumbing for washing machine, integrated electric oven with hob over.

Lounge/Dining Room

15' 11" x 12' 7" (4.85m x 3.84m)

A really good size room with plenty of natural light provided by the PVC double glazed window and door to the rear elevation. A television point, telephone point and stairs rising to the first floor landing complete the room.

Conservatory

9' 7" x 6' 3" (2.92m x 1.91m)

The conservatory with pitched roof and PVC double glazed windows to the side and rear elevations as well as a PVC double glazed door leading to the rear garden

First Floor Landing

Stairs rising from the Lounge and Dining Room, doors to all first floor accommodation which comprises;

Bedroom One

12' 4" Into Wardrobe x 8' 4" (3.76m Into Wardrobe x 2.54m)

Fitted wardrobes, PVC double glazed window to the rear elevation.

Bedroom Two

11' 10" Into Wardrobe x 7' 3" (3.61m Into Wardrobe x 2.21m)

Fitted wardrobes, PVC double glazed window to the front elevation.

Shower Room

Walk-in shower cubicle, low level wc, vanity sink unit,

Outside

Front

To the front of the property is a driveway for one car with a further allocated parking space just a little further away. The property can also be accessed via the gate to the side which leads directly to the rear garden.

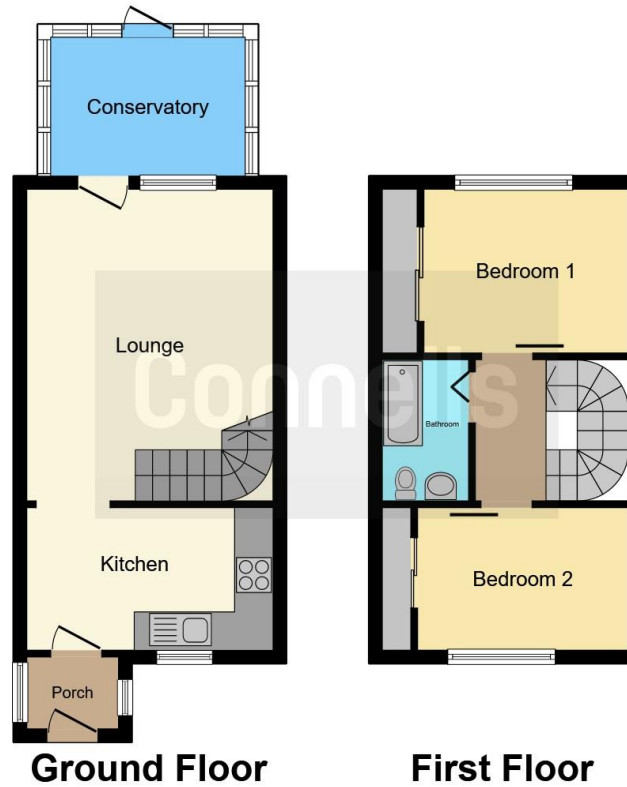
Rear

The rear garden is a beautiful space, fully level and has been meticulously planned to make it as low maintenance as possible whilst keeping the greenery you want from a garden. Surprisingly good size for a two bedroom house and a real gem of this property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01752 351616
E stbudeaux@connells.co.uk

15 Victoria Road St Budeaux
 PLYMOUTH PL5 1RW

EPC Rating: Awaited

Tenure: Freehold

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