



Connells

Boringdon Avenue
Plymouth



Property Description

As you step inside, you'll be greeted by a modern and inviting interior that has been beautifully maintained throughout. The spacious kitchen diner is the heart of the home, providing the perfect setting for shared meals and quality time with loved ones. Both double bedrooms offer ample space and natural light, creating cosy retreats where you can unwind and recharge. To the rear is a fully enclosed low maintenance garden. There is also a driveway directly to the front of the property offering convenient off road parking. Nestled in a popular location, you'll enjoy easy access to local amenities, schools, parks, and transport links, making it a great choice for families, professionals, or anyone looking for a welcoming community to call home.

Entrance Hall

Stairs rising to the first floor. Glass panel door through to the lounge.

Lounge

12' 10" x 12' 2" (3.91m x 3.71m)

Bright and spacious lounge with attractive feature fireplace. Coving. Double glazed window to the front elevation. Spotlights. Radiator. Archway leading through to the open plan kitchen/diner.

Kitchen / Diner

15' 7" x 10' 10" (4.75m x 3.30m)

The impressive open plan kitchen/diner spans the width of the property. The kitchen comprises of a range of modern fitted wall and base units with complimentary worktops above. Wall mounted boiler. Mid height built in double oven. Counter top gas hob with extractor hood above. Tiled splashbacks. Sink with traditional style mixer tap. Space and plumbing for washing machine and a dishwasher. Door to the understairs storage cupboard. Space for freestanding fridge freezer. Dual aspect double glazed windows to the rear and side elevation. Double glazed uPVC door to the garden.

Upstairs Landing

Double glazed window to the side elevation. Doors to the bedrooms and bathroom. Access hatch and pull down ladder to boarded loft.

Bedroom 1

12' 7" x 12' 4" (3.84m x 3.76m)

The master bedroom benefits from a large built in storage space. Radiator. Double glazed window to the front elevation.

Bedroom 2

11' 2" x 8' 4" (3.40m x 2.54m)

The second double bedroom features a double glazed window to the rear elevation. Radiator.

Bathroom

Modern bathroom suite comprising of a panel bath with shower above, low level w.c, and

pedestal sink. Chrome heated towel rail. Obscured double glazed window to the rear elevation.

Outside

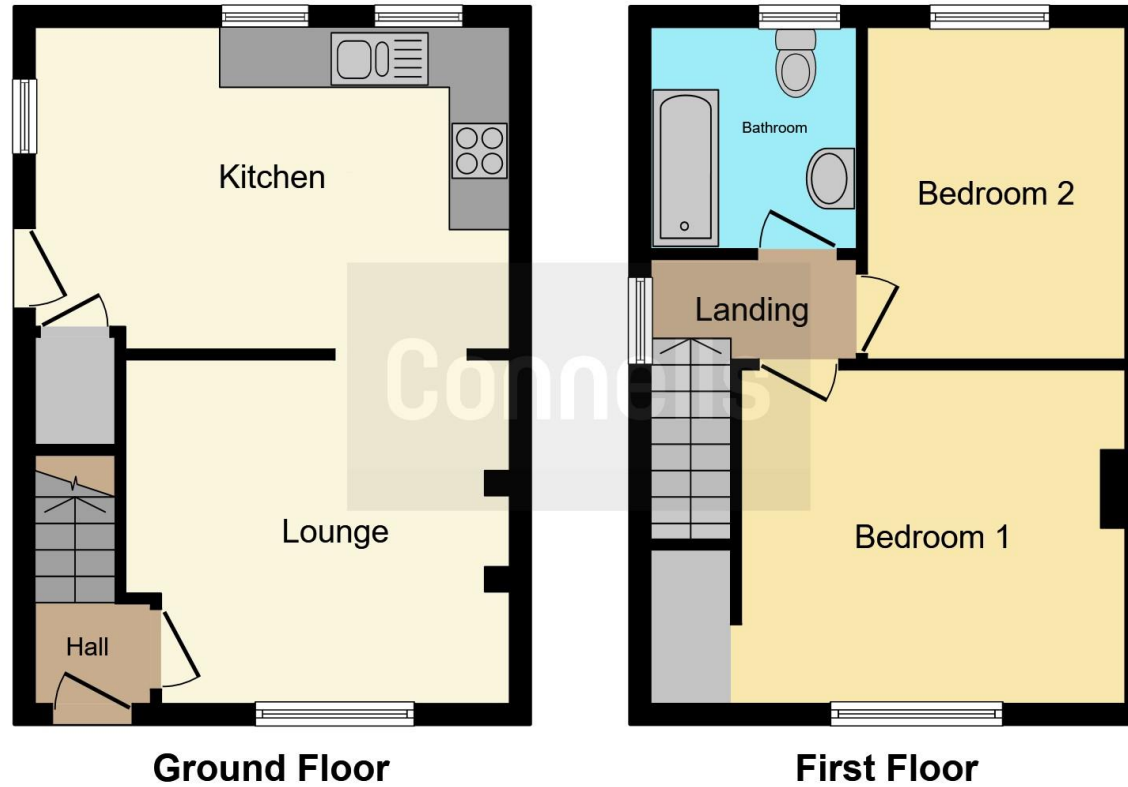
To the front of the property is a block paved hardstand providing parking for one vehicle. There is a path leading to the front door and also a side gate providing access to the rear garden.

To the rear is a low maintenance landscaped garden. There is a decked seating area and then a further area laid with chippings.









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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EPC Rating: C

Tenure: Freehold

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