



Connells

Wolseley Road  
Plymouth



Wolseley Road  
Plymouth PL2 3BL

for sale offers in excess of  
**£325,000**



## Property Description

This beautifully renovated five-bedroom home offers modern living at its finest, with no detail overlooked. The property has been upgraded to an exceptional standard, featuring new oak doors throughout and stylish LED strip lighting that adds a contemporary touch. The spacious interior includes two brand-new bathrooms, a sleek new kitchen equipped with quality appliances, and generous living spaces, perfect for family life or entertaining. Outside, you'll find a large garage providing ample storage or parking, alongside a private rear courtyard that offers a tranquil space for outdoor dining or relaxation. With no chain and vacant possession, this substantial home is ready for immediate occupancy.

## Basement

### Hall

uPVC double glazed door and a double glazed window to the rear elevation. Stairs rising to the ground floor with storage beneath.

### Bedroom 1

15' 8" x 9' 5" ( 4.78m x 2.87m )

Double glazed window to the front elevation. Inset spotlights. Multiple power points.

### Garage

33' max x 9' 8" max ( 10.06m max x 2.95m max )

Substantial garage with power and light. Up

and over garage door to the rear and a uPVC door to the side.

## Ground Floor

### Entrance Porch

Full width entrance porch with double glazed windows and a uPVC front door.

### Hall

Vertical radiator. Wall mounted boiler. Stairs to the basement and first floor levels. Inset spotlights.

### Lounge

16' 4" max x 9' 8" max ( 4.98m max x 2.95m max )

Double glazed bay window to the front elevation. LED strip lights to ceiling. Multiple power points and TV point. Radiator.

### Kitchen / Dining Room

21' 6" max x 10' 5" max ( 6.55m max x 3.17m max )

Impressive modern fitted kitchen comprising of a range of matching wall and base units with complimentary worktops above. Accent LED strip lighting. Integrated mid height oven. Electric counter top hob with modern wall mounted extractor hood. Built in breakfast bar, Matte black sink with mixer tap. Double glazed window to the rear elevation. Integrated fridge freezer. In the dining room area there is a double glazed bay window to

the front elevation. Radiator. Multiple power points.

## Bathroom

L-shaped bath with shower above. Recessed storage shelves with built in lights. Vertical heated towel rail. Combination w.c. and vanity sink unit. Extractor fan. Obscured double glazed window to the rear elevation.

## First Floor

### Bedroom 2

11' 5" x 9' 1" ( 3.48m x 2.77m )

Double glazed window to the rear elevation. Radiator. Multiple power points.

### Bedroom 3

10' 6" x 10' 4" ( 3.20m x 3.15m )

Double glazed window to the front elevation. Radiator. Multiple power points and a TV point.

### Bedroom 4

8' 3" x 7' 9" ( 2.51m x 2.36m )

Double glazed window to the rear elevation. Radiator. Multiple power points.

### Bedroom 5

10' 4" x 6' 9" ( 3.15m x 2.06m )

Double glazed window to the front elevation. Radiator. Multiple power points.

## Shower Room

Walk in shower enclosure with electric shower. Combination w.c. and vanity sink unit. Extractor fan. Heated towel rail.

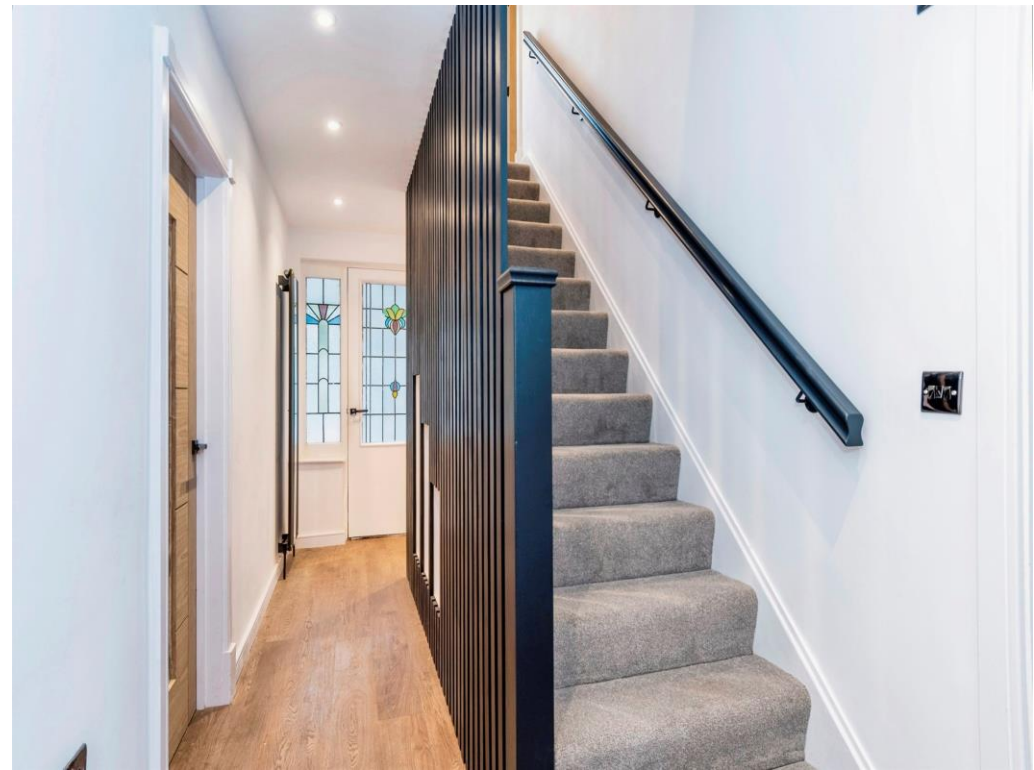
Obscured double glazed window to the rear elevation.

## Outside

To the front of the property is a fully enclosed garden with two raised gravel areas.

To the rear is an enclosed courtyard with a block built outbuilding for storage, outdoor tap, rear gate and side access to the garage.

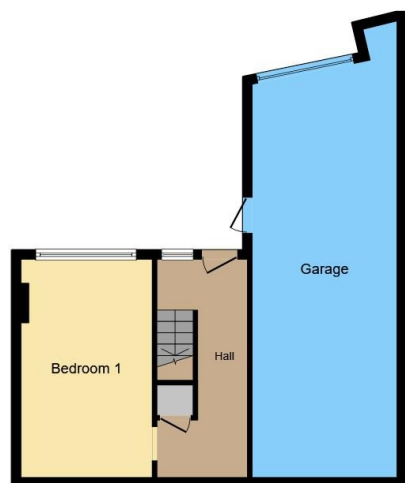
The garage can also be accessed via the rear service lane.











**Basement**



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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