



Connells

Little Dock Lane
Plymouth



Property Description

To the front, there is hardstand for two vehicles, ensuring parking is never an issue. The property also features a spacious garden, ideal for outdoor relaxation, entertaining, or play. With its thoughtful layout and ample space both inside and out, this home is ready to accommodate a variety of lifestyles. Don't miss the opportunity to make it yours!

Entrance Hall

Stairs rising to the first floor. Radiator. Door to w.c. Double glazed window to the front elevation.

Lounge / Diner

16' 7" max x 9' 2" max (5.05m max x 2.79m max)

Spacious lounge with light flooding in from dual aspect double glazed windows to the front and rear elevations. Double glazed French doors opening out on to the garden. Radiator.

Kitchen / Diner

11' 4" x 10' 9" (3.45m x 3.28m)

Modern fitted kitchen comprising of a range of wall and base units with worktops above. Sink with mixer tap. Cooker point and extractor hood. Integrated dishwasher and fridge freezer. Double glazed window to the rear elevation.

Utility Room

11' 8" max x 5' 2" max (3.56m max x 1.57m max)

The property benefits from a generous utility

space with windows to the side elevation. Plumbing for washing machine and space for other appliances. Door opening out on to the garden and an additional uPVC door to the front elevation.

Games Room

20' 4" x 11' 5" (6.20m x 3.48m)

The property has a large rear extension which is a great versatile room. Dual aspect double glazed windows to the side and rear elevations.

W.C.

Low level w.c. Wash hand basin. Double glazed window to the side elevation.

Upstairs Landing

Loft access hatch. Storage cupboard.

Bedroom 1

12' 8" max x 11' 3" max (3.86m max x 3.43m max)

Double glazed window to the rear elevation. Radiator. Built in storage.

Bedroom 2

10' 5" x 11' 6" (3.17m x 3.51m)

Double glazed window to the rear elevation. Built in storage. Radiator.

Bedroom 3

9' 4" x 7' 1" (2.84m x 2.16m)

Double glazed window to the front elevation. Radiator.

Bathroom

P shaped bath with shower above, low level w.c. and a countertop wash hand basin with vanity storage beneath. Obscured double glazed window to the side elevation. Radiator.

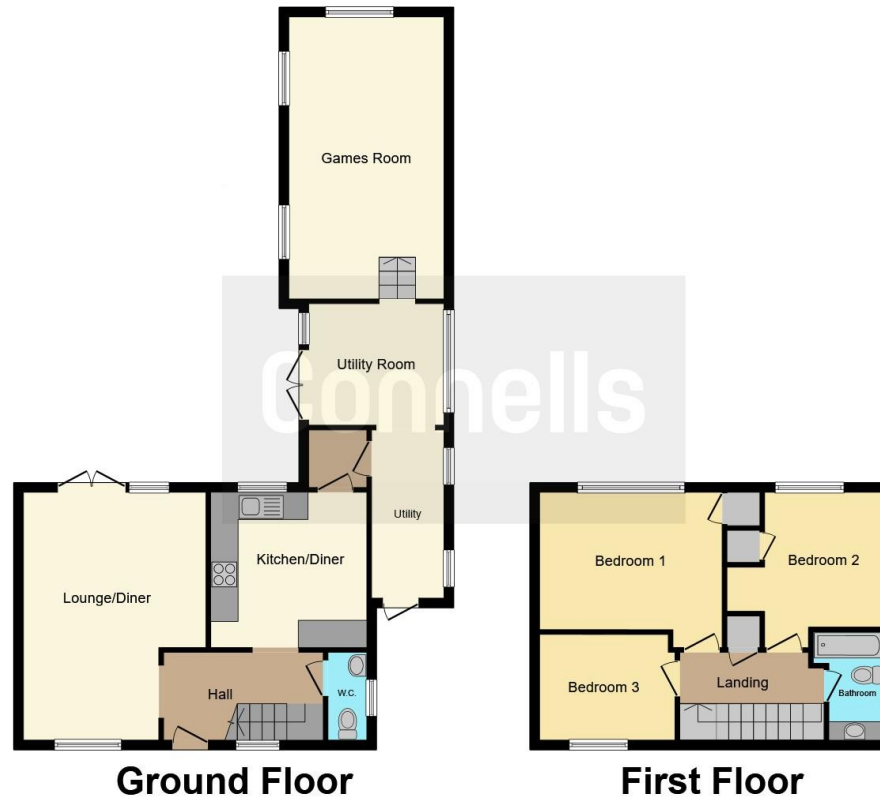
Outside

To the front of the property there is a hardstand to the front of the property for two vehicles. The rear garden is fully enclosed and mainly laid to lawn with a decked seating area.









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: B

Tenure: Freehold

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