



Connells

Uxbridge Drive
Plymouth



Property Description

Upon entering, you are welcomed into a large and inviting lounge, a space characterised by its generous proportions and natural light, offering a perfect setting for relaxation and family gatherings. The true heart of the home is undoubtedly the spacious modern kitchen, which has been thoughtfully designed to include a stylish peninsula island. This central feature not only provides ample additional workspace and breakfast bar seating but also creates a natural social hub, ideal for casual dining and entertaining. The kitchen is well-appointed with contemporary fittings and offers a practical and aesthetically pleasing environment for any home chef.

Extending the living space beautifully, a delightful conservatory is accessed from the main house. This bright and airy room serves as a versatile addition, flooding the interior with natural light and providing a tranquil space to enjoy the garden views throughout the seasons. The accommodation comprises two well-proportioned double bedrooms, each offering comfortable space for occupants and furnishings. The property is completed by a modern family bathroom.

Outside, the generous rear garden is a significant asset, offering a substantial and private outdoor retreat. This superb property combines practical modern living with ample space, making it an ideal family home.

Entrance Hall

Stairs rising to the first floor.

Lounge

15' 10" x 10' 6" (4.83m x 3.20m)

Double glazed window to the front elevation. Feature fireplace. Radiator. Double glazed doors opening into the conservatory.

Kitchen / Diner

11' 6" x 13' 8" (3.51m x 4.17m)

Modern fitted kitchen comprising of a range of matching wall and base units with complimentary worktops above. Peninsular island with seating space beneath. Integrated oven with counter top hob and a stainless steel extractor hood above. Stainless steel sink and drainer with mixer tap. Access to understairs storage. Dual aspect double glazed windows to the front and rear elevations. Radiator. Double glazed door into the conservatory.

Conservatory

14' 5" x 11' 11" (4.39m x 3.63m)

Spacious double glazed conservatory with double glazed French doors opening out to a raised decked seating area. Radiator.

Upstairs Landing

Double glazed window to the rear elevation.

Bedroom 1

10' 6" x 15' 9" (3.20m x 4.80m)

Dual aspect windows to the front and rear elevations. Radiator.

Bedroom 2

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

Double glazed window to the front elevation.
Radiator.

Bathroom

Panel bath with shower above, low level w.c.
and a vanity sink unit. Heated towel rail.
Obscured double glazed window to the rear elevation.

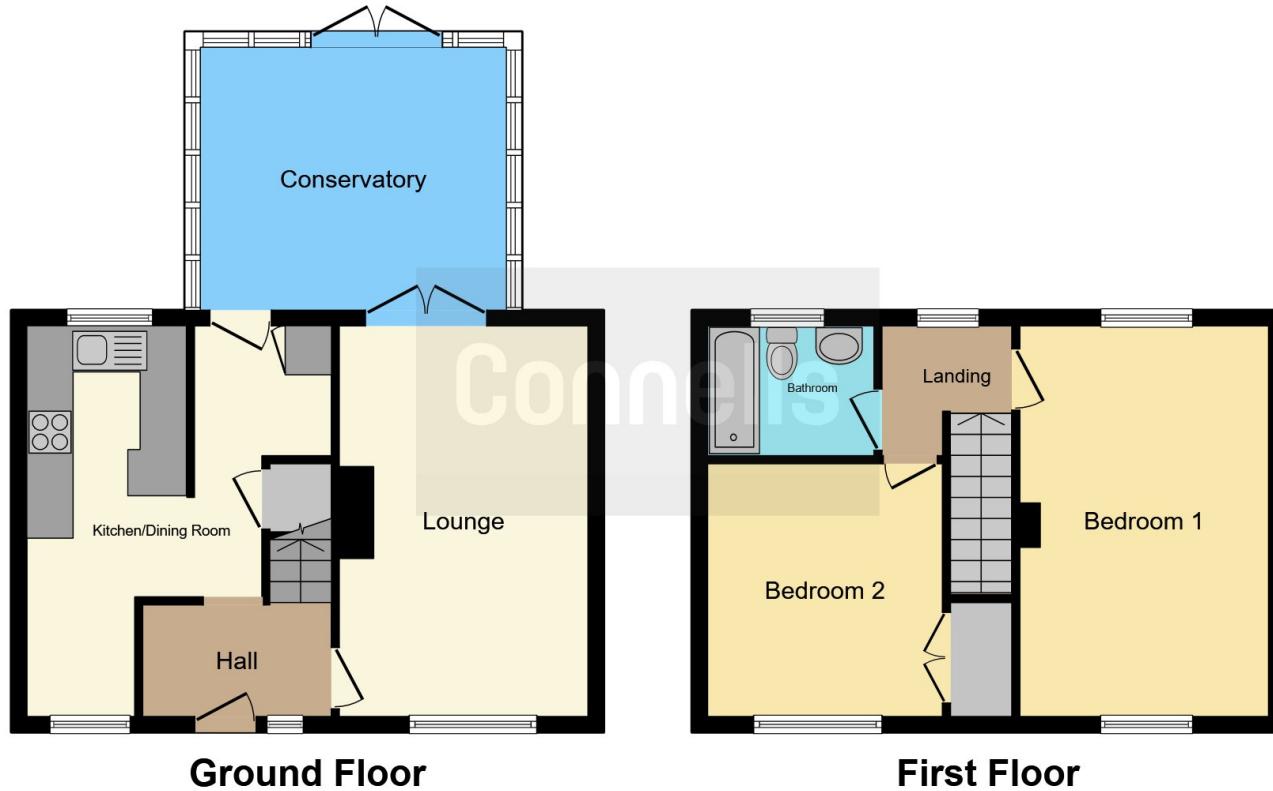
Outside

The property benefits from off road parking to the front. The rear garden is a great size and mainly laid to lawn with a raised 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

To view this property please contact Connells on

T 01752 351616
E stbudeaux@connells.co.uk

15 Victoria Road St Budeaux
 PLYMOUTH PL5 1RW

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/SBU109412



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBU109412 - 0002