



Connells

Brandreth Road
Plymouth



Property Description

Situated in one of the City's most desirable locations of Mannamead. This elegant and substantial five bedroom Victorian family home. Having benefited from an extensive programme of improvements, this luxury home features; Three reception rooms, spacious kitchen/breakfast room & downstairs WC.

The accommodation on the ground floor comprises; entrance porch, hallway, leading to a generous size lounge with bay window to front aspects feature gas fire with an arch opening to the dining room with window to the rear and working open fireplace.

Off the rear of is a useful downstairs cloakroom/WC and a top of the line open plan remodeled kitchen/breakfast room, perfect for socialising. The kitchen is fitted with an excellent range of integrated appliances, Gloworm gas boiler and windows to the side and rear aspect overlooking the private enclosed rear garden.

Upto the first floor, a landing giving access to the primary bedroom to the front featuring built in furniture, two further ample sized double bedrooms, complemented by a pristine family bathroom.

Capping off this impressive home is two further spacious double bedrooms on the second level.

Externally the southerly facing private walled

gardens, laid out with paved patio and artificial lawn. Offering a tranquil spot for al-fresco dining & entertaining.

Recent works have included; Luxury kitchen/breakfast room, pristine family bathroom and W.C, new carpets and decorated throughout the home.

Ground Floor

Lounge

16' 2" x 14' (4.93m x 4.27m)

Dining Room

14' 1" x 11' 6" (4.29m x 3.51m)

Kitchen

19' 11" x 11' 2" (6.07m x 3.40m)

W.C.

First Floor

Bedroom One

18' 6" x 16' 3" (5.64m x 4.95m)

Bedroom Two

14' 1" x 11' 3" (4.29m x 3.43m)

Bedroom Three

13' 3" x 11' 4" (4.04m x 3.45m)

Bathroom

Second Floor

Bedroom Four/Dressing Room

17' 6" x 13' 10" (5.33m x 4.22m)

Bedroom Five

11' 7" x 11' 2" (3.53m x 3.40m)









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: D

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Tenure: Freehold



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