



Connells

Valley View Road  
Plymouth





## Property Description

On the ground floor, a large lounge with bay window, hard wood flooring and electric fire, creating the perfect entertaining space. Adjacent, a versatile bedroom/ second reception room. Next to this room, a low maintenance shower room can also be found, before a further double bedroom overlooking a quiet and secluded garden. On the ground floor you will also find a large kitchen diner, with far reaching views, completing the ground floor of this tremendous family home.

On the first floor, a large double bedroom with Velux window and large storage space throughout. A second bathroom with free standing bath and separate shower cubicle, alongside basin and W.C.

Externally, and one of the property's biggest selling points, is a large tiered decking area that can be accessed via the kitchen or side of the property. The decking leads to a tremendous side plot forming an amazing space for family gatherings, lined with trees and secluded from the roadside. The rear garden also gives access to a spacious cellar, for anyone who requires a workspace or additional storage. To the front of the property, there is a multi-car driveway with brick-paving and double gate.

This property is a MUST VIEW.

## Ground Floor

### Lounge

11' 10" x 16' 1" ( 3.61m x 4.90m )

### Kitchen

13' 2" x 15' 2" ( 4.01m x 4.62m )

### Bedroom One

12' 2" x 12' 8" ( 3.71m x 3.86m )

### Bedroom Two/Reception Room

8' 8" x 8' 9" ( 2.64m x 2.67m )

### Bathroom

## First Floor

### Bedroom Three

18' 4" x 18' 4" ( 5.59m x 5.59m )

### Bathroom

## Cellar

## Utility Room













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: D**

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Tenure: Freehold



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