



Connells

Hollyhock Way  
PLYMOUTH





## Property Description

An exciting opportunity to acquire this immaculately presented three bedroom semi-detached family home, situated in the sought-after location of Derriford. This property benefits from three bedrooms, two bathrooms, separate W.C. lounge, kitchen, rear garden, garage and driveway.

As you enter this well-presented home, you have a spacious airy lounge with access to the downstairs W.C. and modern kitchen with matching wall and base units and built-in appliances with double patio doors leading to a low-maintenance rear garden.

On the first floor, you have a substantial double bedroom with your own en-suite comprising walk-in shower, hand basin and W.C., a further generous-sized double bedroom and a good-sized single bedroom and a family bathroom completing this home comprising bath with overhead shower, hand basin and W.C.

Externally, this property offers and benefits from a low-maintenance rear garden, garage and driveway.

This property is close to a host of local amenities such as shops and restaurants and is a stone's throw away from Derriford Hospital. This property also provides easy access to the city centre, main transport links and the A38.

This property offers an attractive opportunity

to acquire a stunning property and create a wonderful family home.

**BOOK YOUR VIEWINGS NOW!**

## Ground Floor

### Kitchen

18' 9" x 7' 8" ( 5.71m x 2.34m )

### Lounge

10' 9" x 15' 7" ( 3.28m x 4.75m )

### W.C.

## Garage

## First Floor

### Bedroom One

18' 10" x 8' 8" ( 5.74m x 2.64m )

### En-Suite

### Bedroom Two

8' 6" x 11' 5" ( 2.59m x 3.48m )

### Bedroom Three

10' x 7' 3" ( 3.05m x 2.21m )

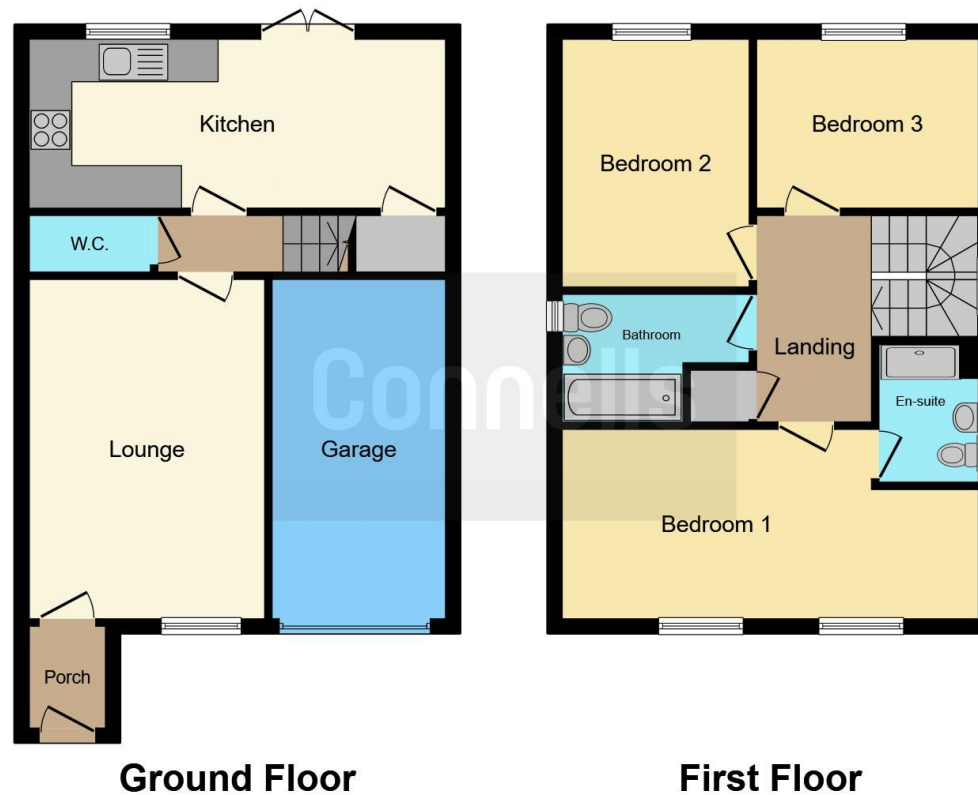












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH312255](http://connells.co.uk/Property/PLH312255)**



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.

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