



**Connells**

Austin Crescent  
Plymouth





### Property Description

Welcoming to the market is the exciting opportunity to acquire this spacious reverse level three bedroom detached home, situated in a sought-after location. Benefiting from three double bedrooms, two reception rooms, kitchen, two bathrooms, W.C., front & rear garden and garage.

Located in the popular residential location of Eggbuckland, close to a host of local amenities, well-regarded schools, local parks and provides easy access to the A38 and main transport links.

As you enter this home, you will find a new modern kitchen with matching wall and base units and built-in appliances, which flows effortlessly into a separate dining room, perfect for hosting. Sliding doors to the balcony, a spacious light & airy lounge which also has sliding doors out onto the balcony. A W.C. can also be found on this floor.

On the ground floor, you will find three substantial double bedrooms with the primary bedroom benefiting from built-in wardrobes and en-suite comprising walk-in shower, hand basin and W.C. With the second bedroom being equipped with a vanity unity. A utility room and a family bathroom comprising bath with overhead shower, hand basin, W.C. and a range of built-in cupboards.

The lower ground floor benefits from cellar rooms which extend to the full floor space of the property.

Externally, this property has a large enclosed

rear garden, front garden, garage and off-street parking.

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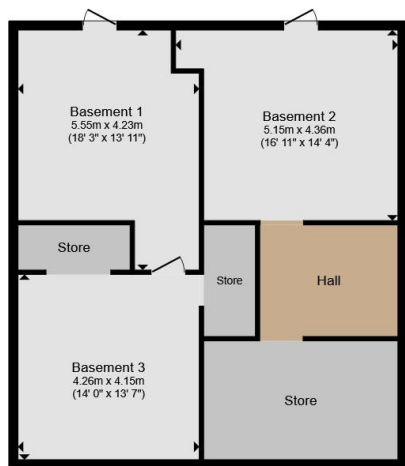




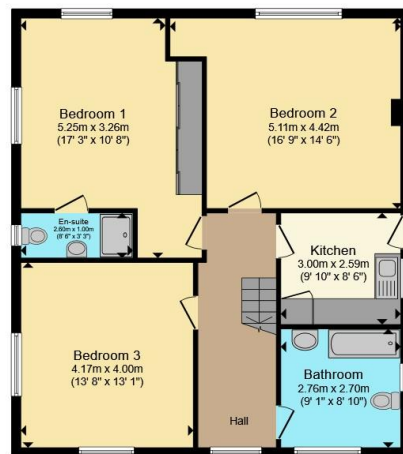








**Basement**



**Ground Floor**



**First Floor**

Total floor area 255.6 m<sup>2</sup> (2,751 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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32 Mannamead Road  
PLYMOUTH PL4 7AA

EPC Rating: D Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH312933](http://connells.co.uk/Property/PLH312933)**



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