



Connells

Almeria Court
Plymouth



Property Description

This stunning four bedroom detached property is located in the sought-after area of Merafield. The property boasts beautiful modern features and has been finished to a high standard throughout.

On the ground floor, there is a spacious living room with a large bay window, allowing plenty of natural light to flood the room. The kitchen diner is fitted with modern appliances and high-quality units, making cooking a pleasure, the dining area is perfect for entertaining guests, with French doors leading out to the private rear garden.

Upstairs, there are four well-proportioned bedrooms, including a master bedroom with an en-suite shower room. The three bedrooms have access to the family bathroom which is also on this level. The property benefits from gas central heating and double glazing, ensuring it is warm and energy-efficient.

Externally, there is a driveway providing off-road parking and a garage, providing additional storage space. The rear garden is private and enclosed, making it the perfect space to relax and unwind.

Overall, this property is perfect for families looking for a spacious and modern home in a desirable location.

Entrance Porch

Double glazed door to the side elevation and two double glazed windows to the front and side,

Entrance Hallway

Double glazed door leading into the entrance hallway, stairs ascending to first floor, storage cupboard, door access to the lounge, kitchen / diner, cloakroom and office / bedroom five, radiator

Downstairs Cloakroom

Double glazed window to the front elevation, low level WC, wash hand basin, chrome towel rail, recently renovated

Lounge

22' x 10' 6" (6.71m x 3.20m)

Double glazed window to the front elevation, double glazed window to the rear elevation, two radiators

Kitchen / Diner

16' 4" x 12' 4" (4.98m x 3.76m)

Double glazed windows to the side and rear elevation, modern fitted kitchen with wall and base units, under counter sink with mixer tap, integrated dishwasher, washing machine, fridge freezer and wine cooler. Built in Hotpoint double oven and induction hob and extractor hood. Cupboard housing the boiler. Breakfast bar area, double glazed sliding doors leading to the rear garden, radiator

Office / Bedroom Five

9' 1" x 6' 7" (2.77m x 2.01m)

Double glazed window to the front elevation, radiator

Landing

Door access to the bedroom and bathroom, loft access with loft ladder, storage cupboard, radiator

Bedroom One

12' 2" x 10' 4" (3.71m x 3.15m)

Double glazed window to the front elevation, built in wardrobes, storage cupboard, door access to ensuite, radiator

En-Suite

Low level WC, wash hand basin and shower cubicle, radiator

Bedroom Two

16' 7" x 11' 6" (5.05m x 3.51m)

Double glazed window to the front elevation, lovely views, radiator

Bedroom Three

9' 3" x 8' 6" (2.82m x 2.59m)

Double glazed window to the rear elevation, storage cupboard, radiator

Bedroom Four

9' 7" x 7' 6" (2.92m x 2.29m)

Double glazed window to the rear elevation, built in cupboard, radiator

Bathroom

Double glazed obscure glass window to the rear elevation, four piece bathroom suite, low level WC, wash hand basin with vanity unit, bath and separate quadrant shower cubicle, heated towel rail, fully tiled

Rear Garden

Side access from the front, pretty tiered garden with patio area and steps leading to a stone chipped area with shrubs and a summerhouse. Fantastic views, with access to woodland which is perfect for family and dog walks

Garage

Up and over door, power supply

Parking

Driveway for one vehicle and on street parking





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01752 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
 PLYMOUTH PL7 2HN

EPC Rating: D

view this property online connells.co.uk/Property/PLN306686

Tenure: Freehold



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: PLN306686 - 0021