



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

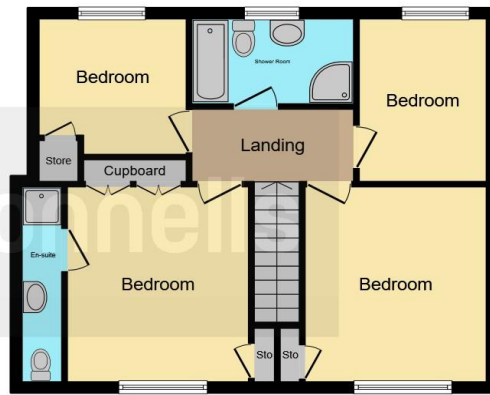
Parking

Driveway for one vehicle and on street parking

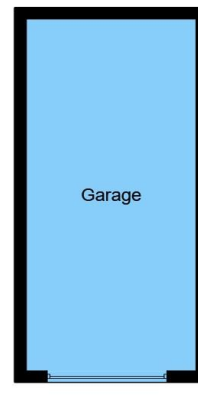




Ground Floor



First Floor



Garage



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.

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EPC Rating: D

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Tenure: Freehold



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