



Connells

Lucas Lane  
Plymouth





## Property Description

\*\* Guide Price £300,000 - £325,000 \*\*

A well presented four-bedroom semi-detached house in the heart of Plympton. This delightful property boasts a garden full of characters, south facing, patio area and lawn area.

The interior of the house is thoughtfully designed and offers a cozy sitting room for relaxation, a tastefully designed modern and well-appointed kitchen with a dining area, and four inviting bedrooms with a the master bedroom top floor with ensuite. The family bathroom benefits from shower cubicle and bath

There is off road parking via a driveway to the side.

Many find the area popular with families as it is located close to excellent primary and secondary schools such as, Boringdon Primary School and Hele's Secondary School.

Plympton offers a range of amenities including swimming pool and a leisure centre as well as it has its own high street with multiple pubs, restaurants and local shops to enjoy.

Located within the desirable part of Plympton, this family home is on the outskirts of Dartmoor National Park and is a short drive to some beautiful beaches in the South Hams. The location has excellent transport links to Plymouth City Centre and easy access to the A38, Cornwall and Exeter.

## Entrance Hall

Double glazed door to the front elevation, double glazed window to the side elevation, understairs cupboard, door access to the lounge and kitchen

## Lounge

14' 9" x 11' 2" ( 4.50m x 3.40m )

Double glazed bay window to the front elevation, radiator

## Kitchen / Diner

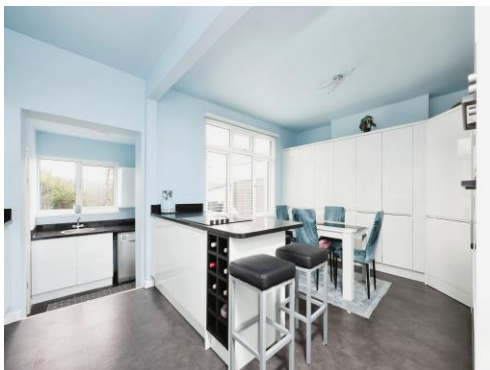
16' 3" x 18' 5" ( 4.95m x 5.61m )

Double glazed window to the side and rear elevation, newly fitted high gloss white kitchen with wall and base units, breakfast bar with induction hob, built in cooker, space for fridge freezer, access to the utility room, radiator

## Utility Room

6' x 5' 3" ( 1.83m x 1.60m )

Double glazed window to the rear elevation, sink with fitted base units, plumbing for washing machine, dishwasher, door access to rear garden



## Downstairs Wc

WC

## Landing - First Floor

Door access to bedrooms and bathroom

## Bedroom Two

11' 8" x 9' ( 3.56m x 2.74m )

Double glazed window to the rear elevation, radiator

## Bedroom Three

11' 9" x 9' 7" ( 3.58m x 2.92m )

Double glazed window to the front elevation, radiator

## Bedroom Four

7' 4" x 8' 7" ( 2.24m x 2.62m )

Double glazed window to the rear elevation, radiator

## Bathroom

Double glazed window to the front and side elevation, bath with shower attachment, separate shower cubicle with electric shower, wash hand basin, low level WC, fully tiled, radiator

## Second Floor

Stairs ascending to Bedroom One and En-suite

## Bedroom One

19' 7" x 11' 9" ( 5.97m x 3.58m )

Two Velux windows, double glazed window to the rear elevation, door access to en-suite

## En-Suite

Double glazed window to the rear elevation, shower cubicle, wash hand basin and vanity unit, low level WC

## Rear Garden

Very spacious south facing rear garden with patio and laid to lawn area, fully enclosed

## Outbuilding

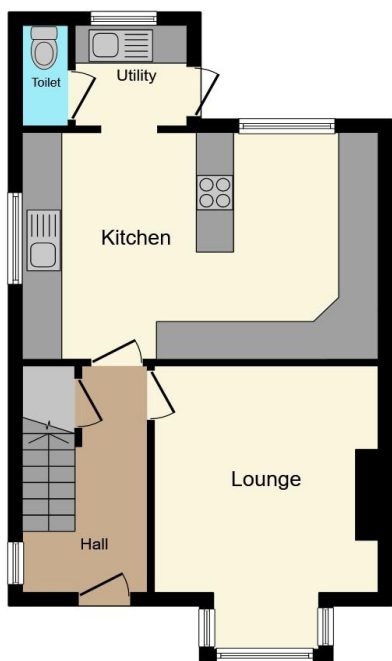
Located in the rear garden

## Driveway

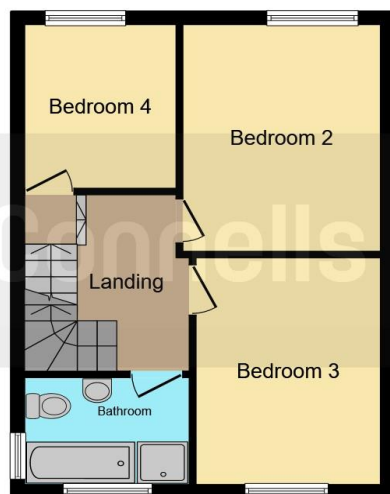
Parking for one vehicle



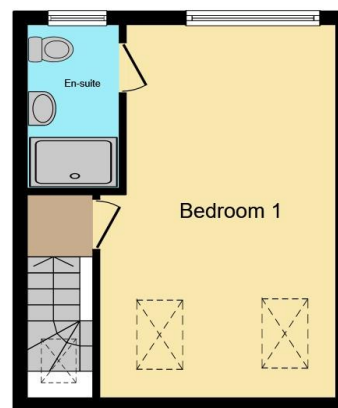




**Ground Floor**



**First Floor**



**Second Floor**

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**

**view this property online [connells.co.uk/Property/PLN306758](http://connells.co.uk/Property/PLN306758)**

Tenure: Freehold



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