



Connells

The Knoll
Plymouth



Property Description

Situated in a pleasant cul de sac in a popular part of Plympton, this extended three bedroom Stanbury offers larger than average living accommodation. The lounge has a large window to the front elevation and wooden doors leading to the spacious open plan kitchen/diner. The kitchen has a range of wall and base units and integrated double oven, breakfast bar with induction hob. The utility room has space for fridge freezer, plumbing for a washing machine and further storage. The snug room is perfect for relaxing in the evenings with far reaching views over Plympton.

Upstairs you have two good size double bedrooms and a larger than average single also. Family bathroom with a shower over the bath and a separate WC next to the bathroom.

Externally, this home boasts an enclosed and fantastic sized garden to the rear, perfect for those summer evenings, entertaining, barbecues and is safe and secure for children and pets to play. Fantastic far reaching views. Shared driveway and garage to the side.

Many find the area popular with families as it is located close to excellent primary and secondary schools such as, Heles Secondary School and is walking distance to Woodford Primary School.

The property also has a wonderful homely feel, gas central heating and uPVC double glazing throughout. The location has excellent transport links to Plymouth City Centre and is easily accessible to the A38 Devon Expressway, Cornwall and Exeter.

Entrance Hall

Double glazed door to the front elevation, double glazed window to the side, door access to the lounge, kitchen/Diner, stairs to first floor, under stairs cupboards, radiator

Lounge

12' 3" x 14' 1" (3.73m x 4.29m)

Double glazed windows to the front and side elevation, wooden doors leading to the kitchen/diner, radiator

Kitchen/diner

9' 1" x 7' 3" (2.77m x 2.21m)

Double glazed window to the side elevation, fitted kitchen with wall and base units, breakfast bar with induction hob and extractor fan, built in oven, sink and drainer, part tiled, vinyl flooring, open plan diner leading to extension, radiator



Utility Room

5' 8" x 6' 8" (1.73m x 2.03m)

Double glazed window to the rear elevation, plumbing for washing machine, space for fridge freezer, boiler, radiator

Extension Snug Room

7' 9" x 10' 3" (2.36m x 3.12m)

Double glazed door and window to the rear elevation, Velux window, radiator

Landing

Double glazed window to the side elevation, loft access, door access to bedrooms, bathroom and WC

Bedroom One

14' 2" x 11' 4" (4.32m x 3.45m)

Double glazed window to the front elevation, built in wardrobes, radiator

Bedroom Two

13' 1" x 11' 3" (3.99m x 3.43m)

Double glazed window to the rear elevation, built in wardrobes, far reaching views, radiator

Bedroom Three

10' 6" x 6' 9" (3.20m x 2.06m)

Double glazed window to the front elevation, radiator

Bathroom

5' x 7' 5" (1.52m x 2.26m)

Double glazed window to the side elevation, wash hand basin and vanity unit, bath with shower over, tiled, radiator

Separate WC

Double glazed window to the side elevation, low level WC

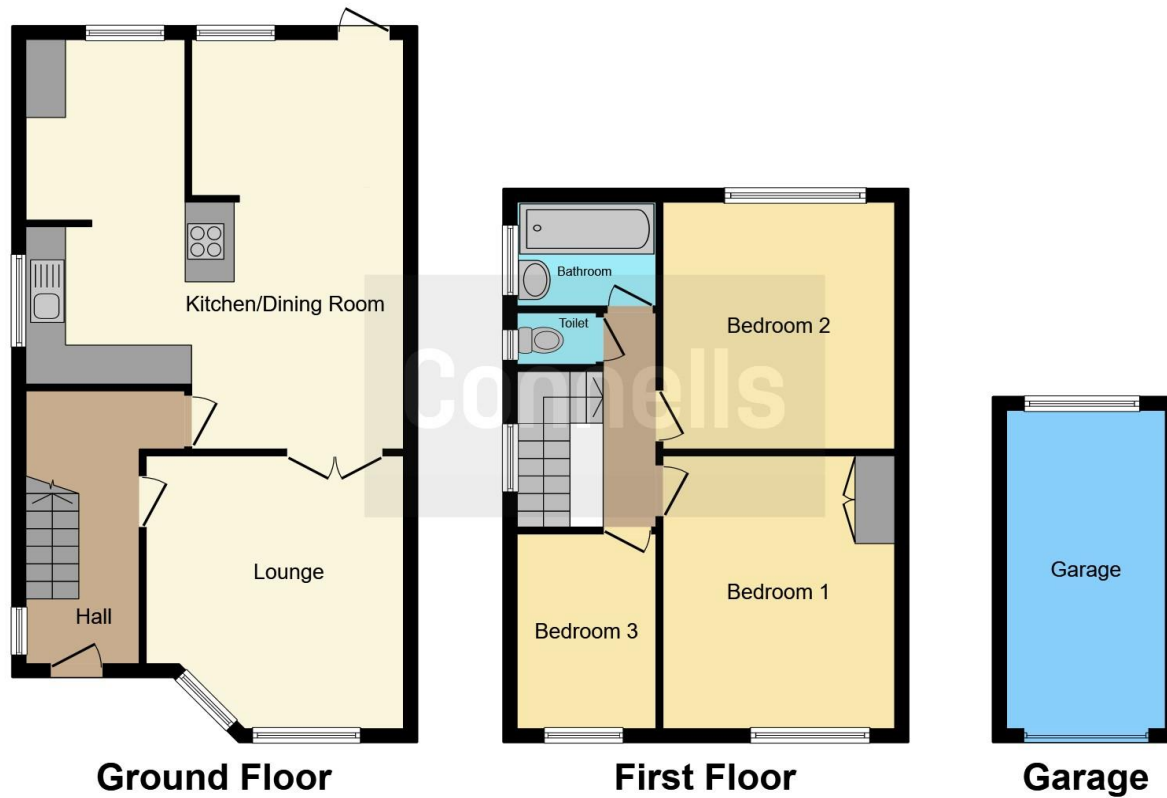
Driveway

Shared driveway, off street parking

Garage

Up and over door





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: C

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Tenure: Freehold



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