



Connells

Canhaye Close
Plymouth



Property Description

This very well-presented three bedroom family home located in a quiet cul-de-sac location and far reaching views, will undoubtedly suit a growing family or those looking to purchase their first property.

The property has been adapted to allow for an open-plan style lounge diner becoming the heart of the home with a beautifully bright living room, conservatory and kitchen. Upstairs has three well-proportioned bedrooms and a modern family bathroom. There is ample room for the whole family to enjoy inside and this sense of space is shared with a peaceful and well maintained garden to the rear and a lawned front garden. The property benefits from garage in the block, off street parking, gas central heating, double glazing and is neutrally decorated throughout.

Many find the area popular with families as it is located close to excellent primary and secondary schools such as, Yealmpstone Farm Primary school and Plympton Academy.

Located in the desirable 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 easily accessible to the A38 Devon Expressway, Cornwall and Exeter.

Entrance Hall

Stairs leading up to the first floor landing. Access to the living/dining room through a door. Access to open plan kitchen.

Lounge Diner

24' 5" max x 10' 2" max (7.44m max x 3.10m max)

Double glazed window to front elevation, free standing electric wood-burner effect fireplace, double glazed french doors access to conservatory, Radiator

Kitchen

10' 7" max x 8' 3" max (3.23m max x 2.51m max)

Brand new Wren Milano Ultra kitchen including matching wall-mounted and base units including complementary square-edged work tops. Integrated black Blanco one & a half bowl sink and drainer with a mixer tap, Zanussi induction hob with over extractor hood and matching up-stands, also including integrated oven and grill. Allocated space with plumbing for a washing machine and separate space for a large fridge/freezer. Rear double-glazed window; and double glazed door, with an inset obscured glass panel, leading into conservatory.

Conservatory

7' 11" max x 15' 6" max (2.41m max x 4.72m max)

French sliding doors giving access to rear garden with windows either side. Radiator with plumbing. Conservatory provides power and electricity.

Landing

Loft Access with pull down ladder, partially boarded, insulated with power and lighting, houses Worcester Boiler, door access to bedrooms and family bathroom,

Bedroom One

11' 6" x 11' 10" (3.51m x 3.61m)

Double glazed window to the rear elevation, radiator

Bedroom Two

11' 6" into wardrobe x 10' 4" max (3.51m into wardrobe x 3.15m max)

Double glazed window to the front elevation, fitted wardrobes with mirrored doors, radiator

Bedroom Three

7' 7" max x 7' 1" max (2.31m max x 2.16m max)

Double glazed window to the front elevation, radiator

Bathroom

Two double glazed windows to the rear elevation, bath with shower over, wash hand basin and vanity unit, low level WC

Garden

A beautiful enclosed and majestic outside space that features a large patio area, perfect for alfresco dining, pond, area laid to lawn. The garden offers a place to relax and unwind to the beauty of its surroundings, with rear access to a service lane which provides access to the garage

Garage

Power and Light, Located in a block to the rear of the property, up and over door with parking to the front





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.focalagent.com



Awaiting Photograph

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EPC Rating: C

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Tenure: Freehold



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