



Connells

Merafield Drive
Plymouth



Property Description

This four bedroom detached property is located in the sought-after area of Merafield, with some modernisation the property has great potential

On the ground floor, there is a spacious living area with a large window allowing plenty of natural light to flood the room. The kitchen is spacious, with doors access the decking area to the garden. The extension has created a wonderful dining room, which is perfect for entertaining guests as well as a downstairs WC.

Upstairs, there are four well-proportioned bedrooms, including a master bedroom with an en-suite bathroom with separate shower cubicle. All the bedrooms have access to the modern family bathroom which is also on this level. The property has a wonderful homely feel, gas central heating and uPVC double glazing throughout.

Externally, there is a driveway providing off-road parking. The rear garden is private and enclosed with a patio, decking which require some attention. Once the garden is cared for it would offer a perfect space to relax and unwind with far reaching stunning views over Plympton and Dartmoor.

Many find the area popular with families as it is located close to excellent primary and secondary schools such as, St Mary's Primary school, Heles Secondary and Plympton Academy.

Entrance Hall

uPVC door to the front elevation, door access to lounge, radiator and stairs rising to first floor landing

Lounge

11' 7" x 13' 5" (3.53m x 4.09m)

Large double glazed window to the front elevation, radiator, door access to kitchen

Kitchen

15' x 7' 8" (4.57m x 2.34m)

Two double glazed windows to the rear elevation, fitted kitchen with wall and base units, one and half bowl sink and drainer, electric oven, grill and electric hob, integrated fridge freezer, storage cupboard, radiator, patio door access to garden, access from the kitchen to the extended dining room

Dining Room

13' 3" x 9' 10" (4.04m x 3.00m)

Storage cupboard, double glazed patio doors leading to decking area, downstairs WC with wash hand basin, radiator

Landing

door access to bedrooms and bathroom, loft access

Bedroom One

9' x 13' 2" (2.74m x 4.01m)

Patio door to balcony, radiator, access to ensuite, Double glazed window to rear and ceiling

En-Suite

Shower cubicle, WC, wash hand basin, double glazed window to front, heated towel rail

Bedroom Two

14' 2" x 8' 7" (4.32m x 2.62m)

Radiator, double glazed window to front elevation

Bedroom Three

9' 9" x 8' 8" (2.97m x 2.64m)

Radiator, double glazed window to rear elevation

Bedroom Four

5' 7" x 7' 3" (1.70m x 2.21m)

Used as a utility room, radiator, window to front elevation

Bathroom

Part tiled, bath with shower over, double glazed window to rear elevation, wash hand basin, heated towel rail

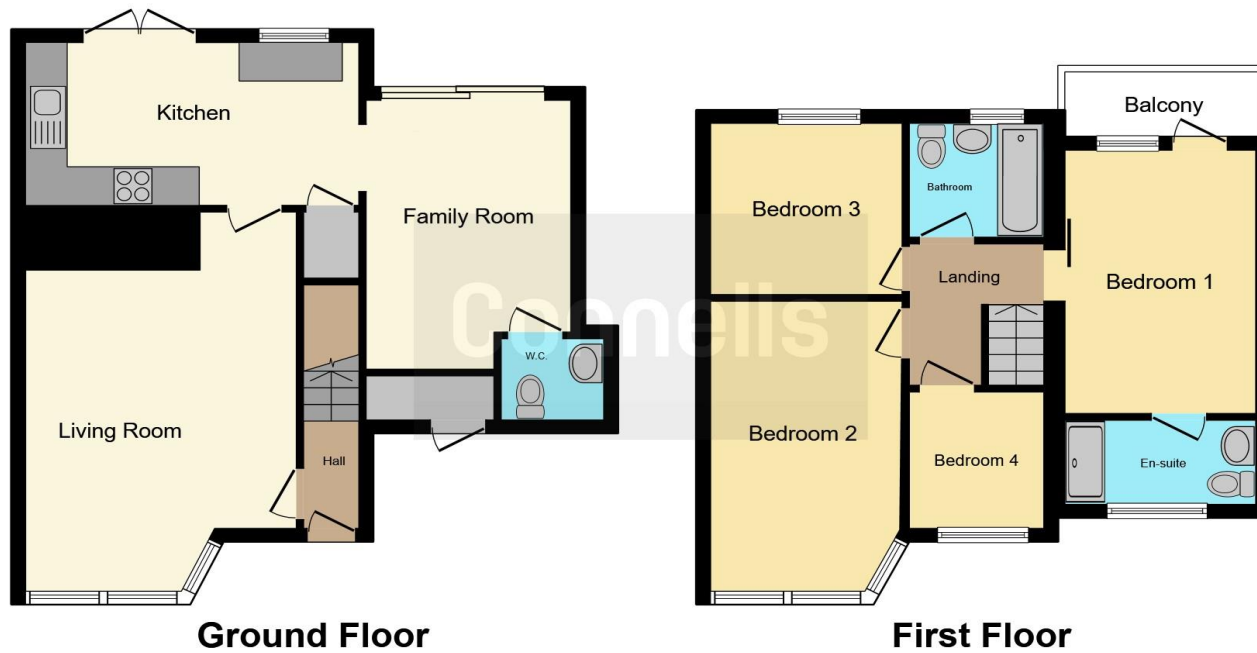
Rear Garden

Large outside space, decking area with steps leading down to lawn area, requiring some modernisation and up keep, far reaching views of Plympton

Parking

Brick paved driveway to front of property





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EPC Rating: C

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Tenure: Freehold



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