



Connells

Westfield
PLYMOUTH



Property Description

This well-presented 3-bedroom link-detached house offers a perfect blend of modern living and practicality. Recently updated with a modern kitchen, the property features spacious and flexible accommodation across two floors. The ground floor includes a welcoming living room, a stylish dining area, and a fully fitted kitchen, ideal for both family living and entertaining. Upstairs, you'll find three generous double bedrooms, each offering ample space and natural light, plus a modern family bathroom.

Externally, the property benefits from a private driveway providing off-road parking and access to a single garage. The front and rear gardens are enclosed, offering a safe and secluded space perfect for outdoor relaxation.

Located in a sought-after area, this home offers easy access to local amenities, schools, and transport links. Ideal for growing families or anyone seeking a comfortable and versatile property.

Entrance Hallway

Double glazed door to the front elevation, door access to principal rooms, downstairs wc, stairs to first floor, understairs storage, radiator

Lounge

15' max x 11' 7" max (4.57m max x 3.53m max)

Double glazed window to the front elevation, access to the dining room, radiator

Kitchen / Diner

11' 1" max x 17' 1" max (3.38m max x 5.21m max)

Double glazed sliding door leading to the rear porch and double glazed patio door leading to the rear garden, shaker style kitchen with wall and base units, integrated oven and grill, gas 4 ring hob, sink and draining board with mixer tap, breakfast bar, space for fridge freezer and dishwasher

Rear Porch

Double glazed door and windows. Access to the kitchen and garage. Perfect space for coats and shoes,

Downstairs Cloakroom

Double glazed obscured glass window to the front elevation, low level WC, wash hand basin, radiator

Landing

Door access to bedrooms and bathroom, airing cupboard, loft access, radiator

Bedroom One

11' 9" max x 11' 9" max (3.58m max x 3.58m max)

Double glazed window to the rear elevation, built in wardrobes and fitted units, electric heater

Bedroom Two

12' 7" max x 9' 5" max (3.84m max x 2.87m max)

Double glazed window to the front elevation, built in wardrobe, electric heater

Bedroom Three

9' max x 8' max (2.74m max x 2.44m max)

Double glazed window to the rear elevation, built in cupboard, electric heater

Bathroom

Double glazed obscured glass window to the rear elevation, low level WC, wash hand basin, new bath with shower over, ladder style electric heater

Outside

Fully enclosed front garden with laid to lawn and decking area.

Fully enclosed rear low maintenance garden with patio area

Parking

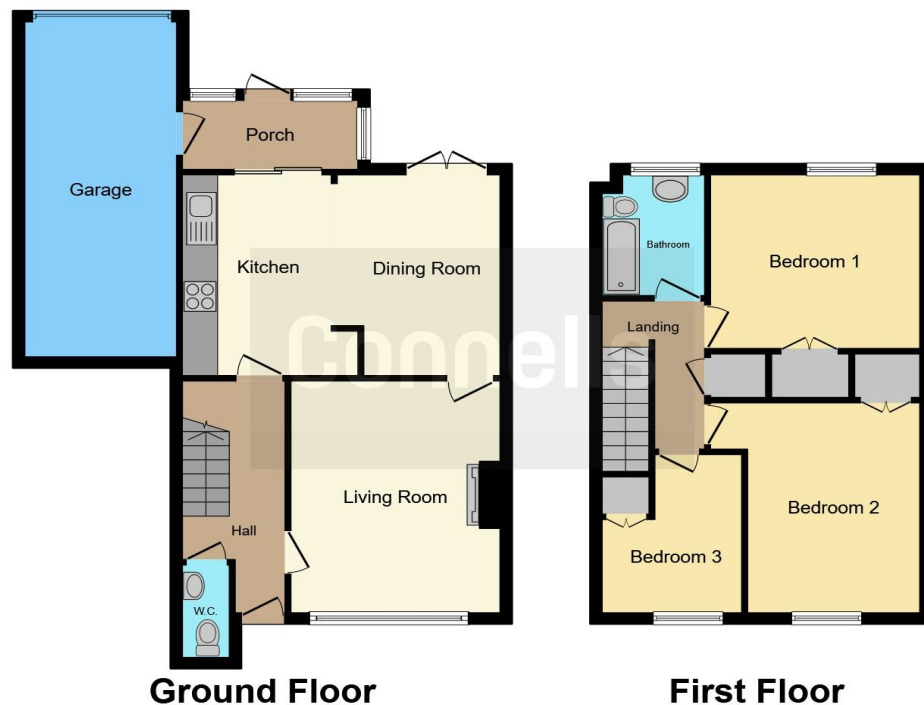
Private driveway for 1 car

Garage

19' max x 8' max (5.79m max x 2.44m max)

Up and over door, plumbing for washing machine, power supply





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



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EPC Rating: C

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Tenure: Freehold



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