



**Connells**

Priory Drive  
Plymouth





### Property Description

Welcoming to the market is this wonderful family home that offers comfort and modern living. This beautiful home offers a range of desirable features, making it a perfect choice for discerning buyers.

Upon entering, you'll be greeted by a useful porch perfect for shoes and coats with access to the lounge that sets the tone for the rest of the property. The interior boasts a well-designed layout, featuring generous living spaces that are perfect for both everyday living and entertaining guests.

The property includes four well-proportioned bedrooms including an ensuite, providing ample space for the whole family and a modern family bathroom.

The living areas are bright and airy, the kitchen is fitted with modern appliances and high-quality units, making cooking a pleasure and with a pleasant spacious conservatory at the rear flowing well with the garden.

A pleasant feature of this property is its private garden, providing a serene outdoor retreat. Whether you want to enjoy a morning coffee, entertain guests, or let children play freely, this outdoor space offers a peaceful escape from the outside world.

This lovely home boasts a wonderful homely feel, complemented by spacious accommodation and is situated in a quiet location.

### Entrance Porch

Double glazed door to the front elevation, space for coats and shoes, radiator

### Entrance Hall

Door access to lounge, stairs to first floor, radiator

### Lounge

13' 3" max x 14' 6" max ( 4.04m max x 4.42m max )

Double glazed window to the front elevation, open fire, access to kitchen, radiator

### Kitchen

15' 1" max x 9' 3" max ( 4.60m max x 2.82m max )

Double glazed window to the rear elevation, fitted kitchen with wall and base units, one and half bowl sink and drainer, built in double oven, induction hob, extractor hood, integrated fridge and dishwasher, breakfast bar, storage cupboard, door access to utility and conservatory, under counter lights,

### Utility Room

8' 2" max x 10' 3" max ( 2.49m max x 3.12m max )

Double glazed window to the rear elevation, space for fridge freezer, washing machine and tumble dryer, boiler, radiator, double glazed door to the rear elevation

## Cloakroom

Double glazed window to the side elevation, low level wc, wash hand basin, radiator

## Family Room

8' 10" max x 16' max ( 2.69m max x 4.88m max )  
Double glazed window to the front elevation, radiator

## Conservatory

11' max x 8' 6" max ( 3.35m max x 2.59m max )  
Double glazed windows and doors leading to the rear garden

## Landing

Door access to bedrooms and bathroom, loft access ( the loft is boarded and has a loft ladder)

## Bedroom One

14' 1" max x 9' 3" max ( 4.29m max x 2.82m max )  
Double glazed window to the front elevation, loft access, radiator, door access to en-suite

## En-Suite

Double glazed obscured glass window to the rear elevation, double shower cubicle, wash hand basin, low level wc, part tiled, chrome style ladder radiator

## Bedroom Two

14' 5" max x 9' 6" max ( 4.39m max x 2.90m max )  
Double glazed window to the front elevation, radiator

## Bedroom Three

9' 10" max x 8' 10" max ( 3.00m max x 2.69m max )  
Double glazed window to the rear elevation, radiator

## Bedroom Four

7' 7" max x 5' 5" max ( 2.31m max x 1.65m max )  
Double glazed window to the rear elevation, radiator

## Parking

Driveway for 2 cars

## Rear Garden

Fully enclosed with laid to lawn and decking area







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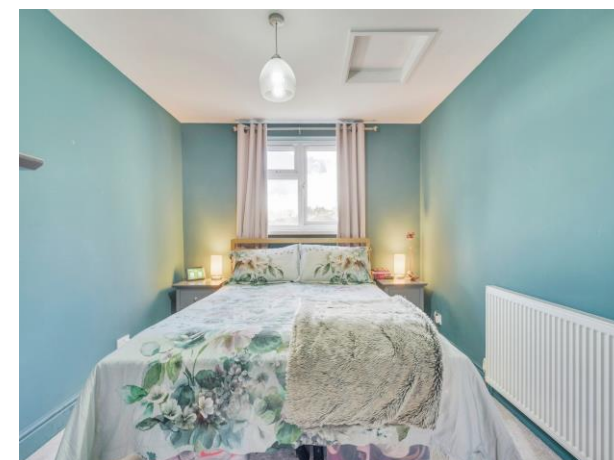
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**EPC Rating: D**

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Tenure: Freehold



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Property Ref: PLN307176 - 0010