



Connells

Wallace Road
Plymouth



Property Description

Welcoming to the market is this beautiful, detached modern family home in a highly regarded location and benefiting from accommodation arranged over two floors.

Entering the property via a uPVC double glazed front door into an spacious entrance hall, an integral door to the double garage, a storage cupboard, and door access to all bedrooms and modern family shower room. with one room used currently as a pleasant lounge area offering incredible views far reaching over Plympton.

On the ground floor, there is a spacious living room with a large patio sliding doors opening to a smart decking area and double glazed window to front, allowing plenty of natural light to flood the room. The kitchen is spacious, with ample unit space and a breakfast bar, making cooking a pleasure. The dining area is perfect for entertaining guests, also used as a guest room with a downstairs WC, with patio doors leading out to the side of the property.

Externally there is a charming and spacious outdoor retreat located at the back of the home. it features a carefully selected of plants and foliage creating a warm and inviting atmosphere, the raised decking leading from the lounge offers a quiet spot with incredible views, the patio area perfect for alfresco dining, and families to enjoy playing or unwinding with the beauty of its surroundings.

Entrance Hall

Double glazed window to the front elevation, double glazed window to the side elevation, door access to bedrooms, bathroom and garage, radiator, storage cupboard, stairs to lower ground floor

Ground Floor

Bedroom One

14' 5" max x 10' max (4.39m max x 3.05m max)

Double glazed window to the front elevation, fitted wardrobes, coving to ceiling, radiator

Bedroom Two

12' max x 11' 11" max (3.66m max x 3.63m max)

Double glazed window to the rear elevation, far reaching views, coving to ceiling, radiator (currently used as a lounge)

Bedroom Three

13' 1" max x 9' 8" max (3.99m max x 2.95m max)

Double glazed window to the rear elevation, fitted wardrobes, far reaching views, coving to ceiling, radiator

Bedroom Four

9' 10" max x 7' 4" max (3.00m max x 2.24m max)

Double glazed window to the rear elevation, far reaching views, coving to ceiling, radiator

Shower Room

Double glazed obscure window to the rear elevation, shower cubicle with electric shower, wash hand basin and vanity unit, low level wc, fully tied, radiator

Lower Ground Floor

Lounge

22' 4" max x 14' 4" max (6.81m max x 4.37m max)

Double glazed window to the front elevation, gas fire, coving to ceiling, radiator, double glazed sliding doors leading to the balcony with fantastic views

Study

10' 6" max x 10' 2" max (3.20m max x 3.10m max)

Double glazed window to the rear elevation, coving to ceiling, far reaching views, radiator

Kitchen

12' 9" max x 11' max (3.89m max x 3.35m max)

Double glazed windows to the front and side elevation, fitted kitchen with wall and base units, one and half bowl sink and draining board with mixer tap, integrated dishwasher, built in oven and 5 ring gas hob with extractor hood, coving to ceiling, part tiled, breakfast bar, radiator

Sitting Room

15' 7" max x 13' max (4.75m max x 3.96m max)

Two double glazed windows to the side elevation, electric fire, coving to ceiling, door access to wc, radiator, double glazed door to the side elevation (currently used as a guest room)

Downstairs Wc

Double glazed window to the side elevation, low level wc, wash hand basin and vanity unit, storage cupboard

Utility Room

7' 10" max x 6' 6" max (2.39m max x 1.98m max)

Double glazed door to the side elevation, space for fridge freezer, washing machine and tumble dryer

Double Garage

16' 1" max x 15' 9" max (4.90m max x 4.80m max)

Double garage with roller door, power supply, loft access

Driveway

Parking for 2/3 cars

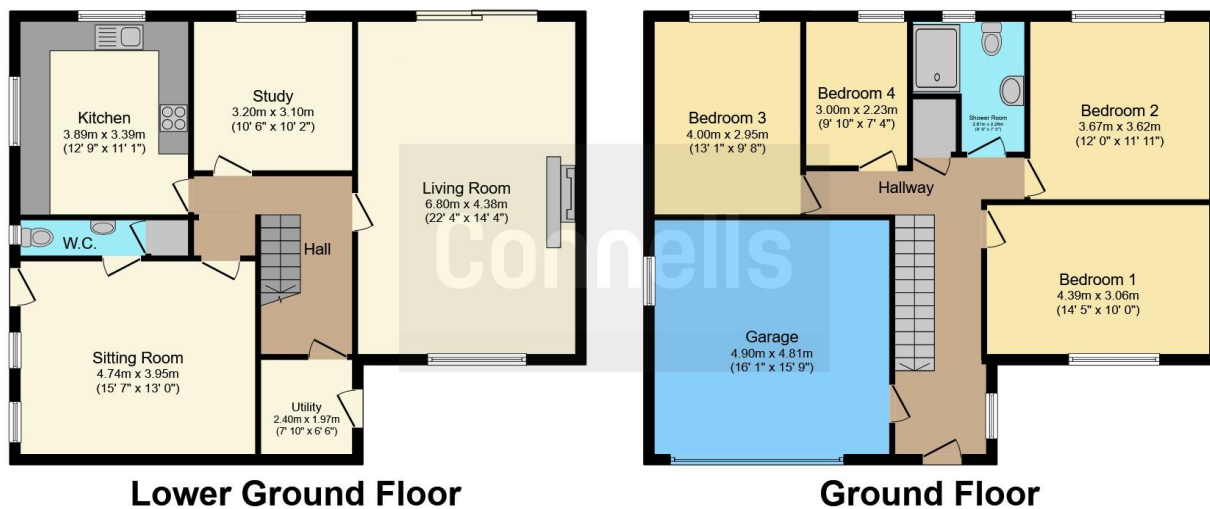
Front Garden

Level access, laid to lawn

Rear Garden

Beautiful rear garden with panoramic views, balcony from the lounge leading down to a patio area, laid to lawn, mature shrubs





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: D

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Tenure: Freehold



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