



**Connells**

Collaford Close  
PLYMOUTH





## Property Description

Situated in a peaceful cul-de-sac in the sought-after PL7 area, this beautifully presented 4-bedroom detached house offers generous living space ideal for modern family life.

The property features a spacious lounge, a high-specification kitchen/diner perfect for entertaining, and a bright, airy conservatory overlooking the landscaped rear garden.

Upstairs are four good-sized bedrooms and a stylish modern family bathroom. The home also benefits from a downstairs cloakroom, beautifully maintained front and rear gardens, and a double garage providing ample storage and parking.

This is a fantastic opportunity to own a stylish and well-maintained home in a quiet and desirable location.

## Entrance Hall

Composite door to the front elevation, door access to downstairs cloakroom, lounge and kitchen, stairs to first floor, understairs storage, radiator

## Lounge

19' 3" max x 11' 3" max ( 5.87m max x 3.43m max )

Double glazed window to the front elevation, gas fire, coving to ceiling, French doors to conservatory, French doors to kitchen/Diner, two radiators

## Kitchen/Diner

15' 8" max x 19' 5" max ( 4.78m max x 5.92m max )

L shaped room, double glazed windows to the front, side and rear, fitted kitchen with wall and base units, undermount ceramic sink and draining board with mixer tap, integrated double oven, microwave and fridge freezer, induction hob and extractor hood, breakfast bar, two radiators, double glazed doors to the rear and side elevation leading to the rear garden

## Conservatory

8' 2" max x 13' 8" max ( 2.49m max x 4.17m max )

Double glazed windows and door, radiator

## Landing

Door access to bedrooms and bathroom, loft access, storage cupboard

### Bedroom One

12' 8" max x 10' 6" max ( 3.86m max x 3.20m max )

Double glazed window to the front elevation, built in wardrobes, radiator

### Bedroom Two

10' 6" max x 11' 6" max ( 3.20m max x 3.51m max )

Double glazed window to the front elevation, radiator

### Bedroom Three

8' 5" max x 9' 5" max ( 2.57m max x 2.87m max )

Double glazed window to the rear elevation

### Bedroom Four

8' 10" max x 6' 11" max ( 2.69m max x 2.11m max )

Double glazed window to the rear elevation, radiator

### Bathroom

Double glazed obscured window to the rear elevation, wash hand basin and vanity unit, coupled inset wc, bath with shower over, ladder towel rail

### Front Garden

Laid to lawn to all sides of the property, gated access to the rear garden

### Rear Garden

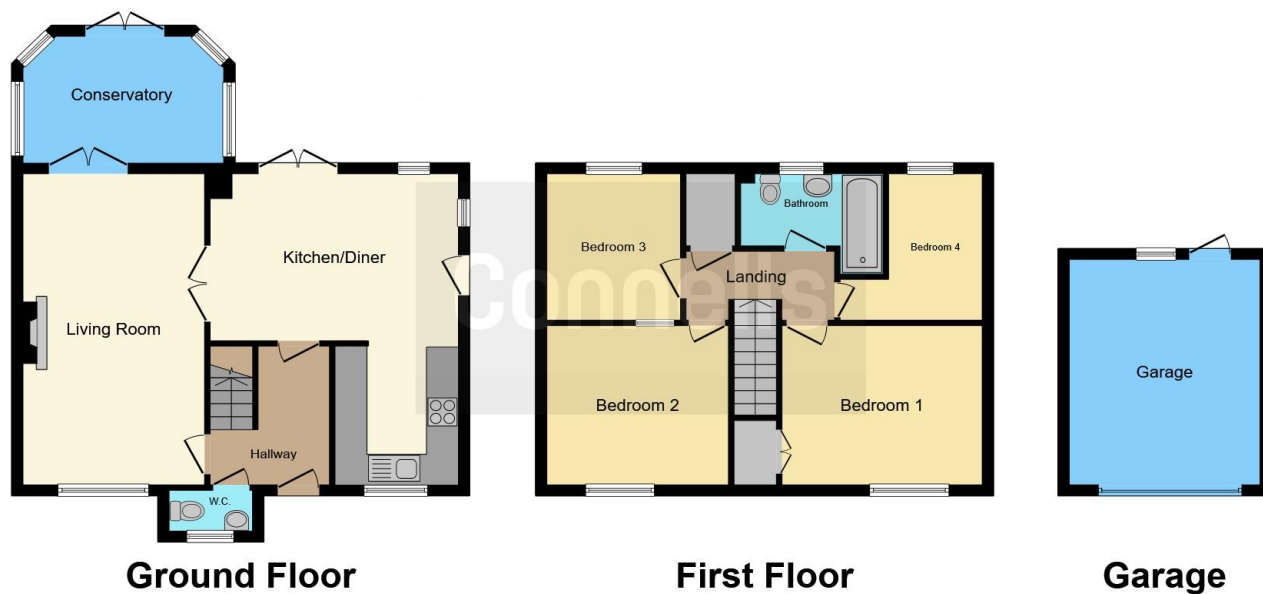
Beautiful, spacious rear garden with composite decking area, laid to lawn, mature shrubs, bar area, fully enclosed and private

### Double Garage

Electric up and over door, power supply, door access to the rear







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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01752 345 135**  
**E [plympton@connells.co.uk](mailto:plympton@connells.co.uk)**

110 Ridgeway Plympton  
 PLYMOUTH PL7 2HN

EPC Rating: D Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/PLN307253](http://connells.co.uk/Property/PLN307253)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PLN307253 - 0004