



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

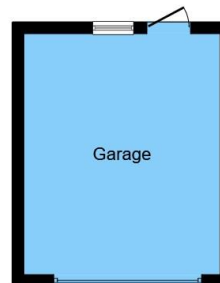




Ground Floor



First Floor



Garage

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 Council Tax
 Band: D

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Tenure: Freehold



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