



**Connells**

Meadowfield Place  
Plymouth





## Property Description

An exceptional opportunity to own this beautifully extended 5-bedroom family home, offering flexible living and finished to a high specification throughout.

This spacious and well-designed property boasts four double bedrooms and one single, ideal for families of all sizes. The home features a modern family bathroom, along with two stylish shower rooms, providing plenty of space and convenience for busy households.

At the heart of the home is a generous lounge that flows into an elegant dining area with a custom media wall, creating a perfect space for entertaining or relaxing with family. A standout feature is the separate playroom or annex, complete with its own shower room - ideal for multi-generational living, guests, or a home office.

On the second floor, you'll find the master bedroom and bedroom five, which could be used as a dedicated dressing room, adding a touch of luxury to the principal bedroom suite.

The beautifully landscaped rear garden features composite decking, a lawn area, patio space, and a stone-built pizza oven/barbecue - perfect for entertaining.

Externally, the property benefits from off-road parking for up to three cars and is set in a desirable, family-friendly location.

This is a rare opportunity to secure a large, modern home in a sought-after setting.

## Entrance Hall

Composite door to the side elevation, double glazed window to the front elevation, porch area for coats and shoes, door access to the dining area

## Lounge

13' 3" max x 12' 8" max ( 4.04m max x 3.86m max )

Double glazed window to the front elevation, understairs storage, door access to utility room, stairs to first floor, carpet, radiator

## Dining Room

11' 4" max x 16' 2" max ( 3.45m max x 4.93m max )

Double glazed window to the front elevation, media wall, inset fireplace and TV, door access to kitchen, herringbone flooring, radiator

## Kitchen

12' 7" max x 12' 8" max ( 3.84m max x 3.86m max )

Double glazed window to the rear elevation, fitted kitchen with wall and base units, integrated fridge freezer and dishwasher, induction hob, extractor hood, integrated double oven, grill and coffee machine, sink and draining board with instant hot water tap, work surfaces, breakfast bar, boiler, herringbone flooring, double glazed door to the rear elevation, radiator

## Laundry Room

11' 3" max x 6' 2" max ( 3.43m max x 1.88m max )

Double glazed window to the rear elevation, wall and base units, work surfaces, plumbing for washing machine and tumble dryer, herringbone flooring, double glazed door to rear garden

## First Floor Landing

Door access to bedrooms, bathroom and shower room, stairs to second floor

### Bedroom Two

12' 9" max x 8' 7" max ( 3.89m max x 2.62m max )

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

### Bedroom Three

12' 8" max x 8' 9" max ( 3.86m max x 2.67m max )

Double glazed window to the rear elevation, radiator

### Bedroom Four

9' 1" max x 11' 4" max ( 2.77m max x 3.45m max )

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

### Bathroom

Bath with shower over, coupled wc, inset wash hand basin and vanity unit, clad and part tiled, herringbone flooring, vertical radiator

### Shower Room

Double glazed obscured window to the rear elevation, walk in double shower, wash hand basin and vanity unit, LED light up mirror, fully tiled, vertical radiator, extractor fan

### Second Floor

Access to master bedroom and bedroom five/dressing room and shower room

### Bedroom One

19' 3" max x 12' max ( 5.87m max x 3.66m max )

Double glazed window to the rear elevation and Velux window to the front elevation, fitted wardrobes, storage in eaves, radiator

### Bedroom Five

11' 1" max x 7' 3" max ( 3.38m max x 2.21m max )

Velux window to the front elevation, storage in eaves, radiator

### Shower Room

Double glazed obscured window to the rear elevation, wash hand basin, low level wc, walk in double shower, part tiled, herringbone flooring, extractor fan, radiator

### Play Room

10' 8" max x 27' 6" max ( 3.25m max x 8.38m max )

Double glazed window and sliding patio doors to the side elevation, sink, cooker and bar area. Door access to shower room with wc, could be used as an annex

### Play Room Shower Room

Low level wc, wash hand basin and shower

### Rear Garden

Private and fully enclosed, composite decking area, laid to lawn and patio area, stone built pizza oven/barbecue area, access to Play Room/Annex

### Parking

Driveway for 3 cars







**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

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EPC Rating: D Council Tax  
Band: B

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Tenure: Freehold



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