



Connells

Ashwood Park Road
Plymouth



Property Description

This wonderfully presented 3-bedroom semi-detached house offers the perfect blend of modern living and comfort, situated in a sought-after residential area. The property boasts an open-plan layout with a stylish, contemporary fitted kitchen and a modern family bathroom.

A conservatory to the rear creates a spacious sun room, ideal for both relaxation and entertaining, complete with a convenient downstairs WC and shower.

Outside, the generous rear garden is a standout feature, offering both a patio area, enclosed and fantastic area for growing plants and vegetables, a private area for evening dining and enjoying sunny days.

To the side, a private driveway provides off-street parking and access to garage with half used for storage with the rear converted to an office space linked with the garden.

This property is perfect for those seeking a move-in ready home with plenty of space and modern amenities.

Entrance Porch

Composite front door, space for coats and shoes

Lounge/Kitchen/Diner

14' 10" max x 25' 4" max (4.52m max x 7.72m max)

Double glazed window to the front elevation, open plan lounge/kitchen/diner, fitted kitchen with wall and base units, integrated oven and grill, induction hob on island with stainless steel extractor, integrated fridge/freezer, dishwasher and washing machine, one and half bowl sink and draining board with mixer tap, door access to shower room and conservatory, radiator

Shower Room

Shower cubicle with electric shower, wash hand basin, low level wc, chrome ladder towel rail

Conservatory

10' 6" max x 12' max (3.20m max x 3.66m max)

Light and airy, door access to the rear garden, two wall lights

Landing

Door access to bedrooms and bathroom

Bedroom One

8' max x 14' max (2.44m max x 4.27m max)

Double glazed window to the front elevation, radiator

Bedroom Two

8' max x 11' 5" max (2.44m max x 3.48m max)

Double glazed window to the rear elevation, radiator, loft access with lighting, extra insulation and Youngman's loft ladder

Bedroom Three

6' 6" max x 8' 6" max (1.98m max x 2.59m max)

Double glazed window to the front elevation, storage cupboard, radiator

Rear Garden

Beautiful rear garden with a variety of flowers and shrubs, perfect for growing plants and vegetables, patio area

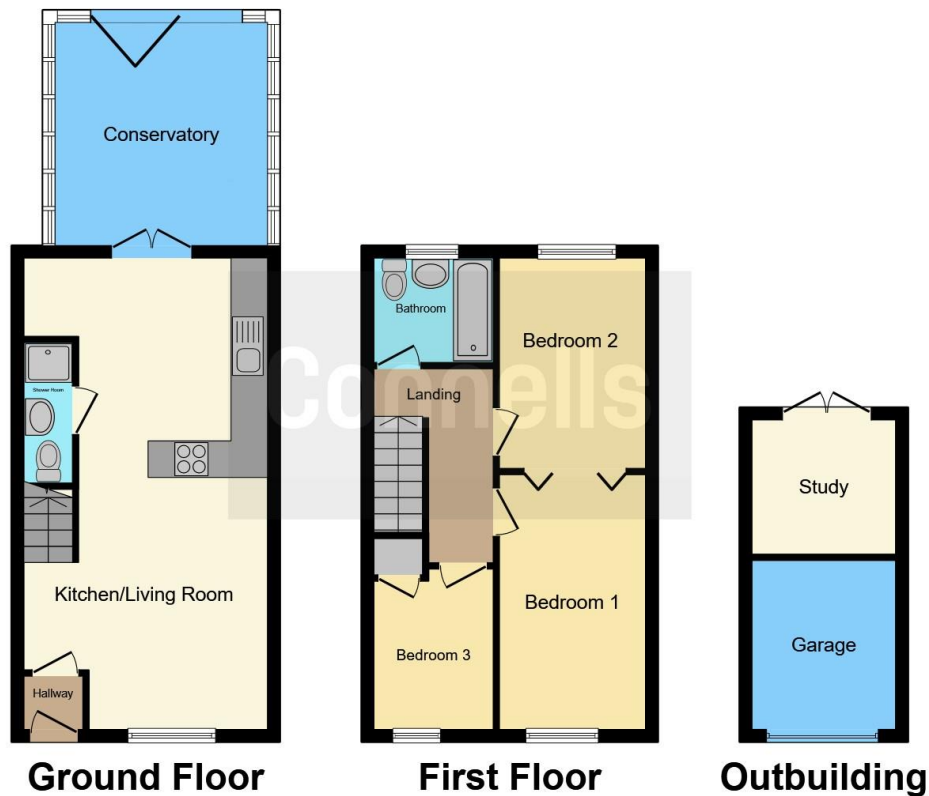
Parking

Driveway and garage

Office

Patio doors leading to the rear garden, electric heater





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

To view this property please contact Connells on

T 01752 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
 PLYMOUTH PL7 2HN

EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/PLN306929

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLN306929 - 0004