



**Connells**

Underlane  
Plympton Plymouth





## Property Description

Welcoming to the market is this captivating property that combines comfort and modern living. This wonderful home offers a range of desirable features, making it a perfect choice for discerning buyers.

Upon entering, you'll be greeted by a spacious hallway that leads to a cozy sitting room for perfect for relaxation, a study area that leads downstairs to a tastefully designed modern and well-appointed kitchen with a dining area. The interior boasts a well-designed layout, featuring generous living spaces that are perfect for both everyday living and entertaining guests.

The property includes three well-proportioned bedrooms and a ensuite, providing ample space for the whole family and a family bathroom.

The spacious garden boasting a outbuilding/summer house, lawn and decked area. a perfect area for growing families and with its space offering a number of possibilities for the buyer to utilize. With the added addition of owned solar panels- helping to reduce energy bills and increase efficiency.

This lovely home boasts a wonderful homely feel, complemented by spacious accommodation and is situated in a quiet location. Being a stone throw away from the wonderful Saltram National Trust Park and a short drive to some beautiful beaches and Dartmoor National Park.

## Entrance Hall

Double glazed door and window to the side elevation, door access to lounge, bathroom and study area, radiator

## Lounge

12' 1" to bay x 15' 10" into recess ( 3.68m to bay x 4.83m into recess )

Double glazed bay window to the front elevation, gas fire, radiator

## Study Area

12' 7" max x 9' 1" max ( 3.84m max x 2.77m max )

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

## Bathroom

Double glazed obscured window to the rear elevation, bath with shower over, wash hand basin, low level wc, tiled, storage cupboard

## Kitchen

14' 1" max x 11' 5" max ( 4.29m max x 3.48m max )

Double glazed window to the side elevation, fitted kitchen with wall and base units, integrated oven as well as integrated NEFF combi microwave oven, NEFF induction hob & extractor fan, undermount sink and mixer tap, space for fridge freezer, NEFF integrated dishwasher, breakfast bar, storage cupboards

## Conservatory

15' 11" max x 12' 9" max ( 4.85m max x 3.89m max )

Light and airy conservatory with power supply, space for washing machine and tumble dryer, patio doors to rear garden, two radiators

## First Floor Landing

Loft access (part boarded with drop down ladder), door access to bedrooms

## Bedroom One

12' 9" to recess x 15' 11" to bay ( 3.89m to recess x 4.85m to bay )

Double glazed bay window to the front elevation, built in wardrobes, door access to WC, radiator

## Bedroom Wc

Low level wc, wash hand basin

## Bedroom Two

9' 8" max x 8' max ( 2.95m max x 2.44m max )

Double glazed window to the rear elevation, radiator

## Bedroom Three

6' 9" max x 7' 8" max ( 2.06m max x 2.34m max )

Double glazed window to the rear elevation, radiator

## Front Garden

Laid to lawn

## Rear Garden

Large plot, enclosed rear garden with summer house with power supply

## Parking

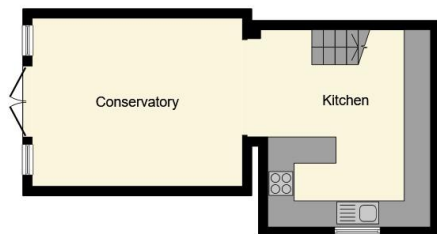
Shared driveway for 2/3 cars, electric car charge

## Garage

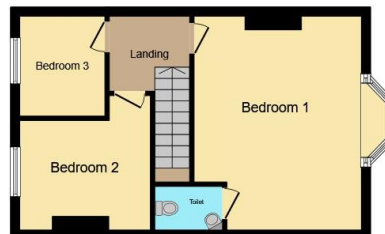
Up and over door, power supply and lighting







**Lower Ground Floor**



**First Floor**



**Ground Floor**

Connells

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)

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EPC Rating: E Council Tax  
 Band: D

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Tenure: Freehold



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