



Connells

Wain Park  
Plymouth



## Property Description

Offered to the market chain free, this spacious and well-presented four-bedroom detached home is located in the peaceful and highly sought-after residential area of Wain Park, PL7. Perfect for families or those seeking a quiet lifestyle with excellent amenities nearby, this property blends comfort, space, and privacy with a touch of semi-rural charm.

Inside, the accommodation includes a sunny south-facing lounge, a spacious and well-appointed kitchen/diner, and a separate office or dining room-ideal for home working or formal entertaining. Upstairs, there are three generous double bedrooms, a well-proportioned single bedroom, a modern family bathroom, and a stylish en-suite shower room. A downstairs cloakroom completes the versatile layout.

The large south-facing front garden is a standout feature, enjoying sunlight all day and offering a paved patio area, perfect for outdoor dining or morning coffee. To the rear, the private, not-overlooked garden includes a paved terrace, two additional patios, a greenhouse, a summer house/storage shed, and a lawned area-creating an ideal space for relaxing or gardening.

Additional benefits include cavity wall insulation, a well-insulated loft, garage and driveway parking, and a beautiful semi-rural outlook to the front of the property, with views across a wooded valley, open fields, and hedgerows.

This is a fantastic opportunity to secure a wonderful family home in a desirable location, ready to move straight into.

## Entrance Porch

6' 4" max x 3' max ( 1.93m max x 0.91m max )

UPVC front door, double glazed window and flat roof.

Double Glazed Inner front door and window panel opens into Entrance Hall and corridor

## Entrance Hall

9' 6" max x 8' 9" max ( 2.90m max x 2.67m max )

Corridor, stairway and landings, 2 power points, CH/HW thermostat and 1 radiator

## Cloakroom/Boot Room/Wc

5' 3" max x 3' max ( 1.60m max x 0.91m max )

Coat rail, storage cupboards, 1 power point and separate WC and hand basin

## Boiler/Storage Cupboard

9' 6" max x 5' 6" max ( 2.90m max x 1.68m max )

Worcester Bosch gas combi boiler (installed 2015), solar panel meter and emergency off switch, wall safe, electrics fuse box and under stairs storage area

## Lounge

15' 9" max x 12' 6" max ( 4.80m max x 3.81m max )

South facing, sunny room at the front of the house with 7 power points, open fire place and chimney

## Kitchen/Diner

15' 11" max x 12' 8" max ( 4.85m max x 3.86m max )

A light, spacious area with built-in kitchen cupboards and appliances. It has a new NEFF double electric, built in oven (Dec 2024) and a new NEFF gas hob set into the worktop (Jan 2025). The kitchen is set at one end and the dining area at the other end with room for a medium to large dining table. Back door to back garden

## Dining Room Or Office

10' max x 11' max ( 3.05m max x 3.35m max )

Accessed from the kitchen with enough room for medium to large dining table

## Upstairs Layout

### Stair Well

Metal stair railings consisting of 3 short flights of stairs, 2 landing turns leading to upper floor landing and corridor with loft access and 1 power point

### Top Landing

9' 6" max x 3' max ( 2.90m max x 0.91m max )  
Access to principal rooms

### Family Bathroom

8' 9" max x 5' 9" max ( 2.67m max x 1.75m max )  
Refurbished in 2020 with white suite consisting of bath, hand basin with cabinet, wc, shower cubicle, towel rail, 2 mirrored medicine cabinets and a radiator

### Bedroom 1

12' 7" max x 12' 6" max ( 3.84m max x 3.81m max )  
Double with fitted furniture and ensuite (ensuite refurbished in 2020) large, airy front bedroom

### Ensuite

8' 1" max x 4' 8" max ( 2.46m max x 1.42m max )

### Linen/Storage Cupboard

5' 2" max x 2' 9" max ( 1.57m max x 0.84m max )  
Off upper corridor landing with built in airing shelves and power point

### Bedroom 2

9' 4" max x 11' 1" max ( 2.84m max x 3.38m max )  
Double bedroom with built in wardrobe front of house, 3 power points

### Bedroom 3

9' 4" max x 8' 9" max ( 2.84m max x 2.67m max )  
Double or single bedroom with built in wardrobe back of house, 3 power points

### Bedroom 4

8' 2" max x 8' 9" max ( 2.49m max x 2.67m max )  
Single bedroom back of house, 2 power points

## Loft Space

This is a shallow height area insulated with conventional loft insulation (not foam lined). It contains the solar panel inverter and no other items except a disconnected, empty water storage tank

## Roof Top Solar Panel Array

Owned by householder. Ownership will be transferred to the new residents along with the transfer of the Feed In Tariff with EDF. (Currently the Feed In Tariff 'generates' approx. income of £1800-£2000 per year as of June 2024)

## Garage

16' 3" max x 9' max ( 4.95m max x 2.74m max )  
Large enough for 1 vehicle plus a small workshop/storage area, has mains electric and water supply, front entrance, double glazed window, double glazed back door, ceiling storage racks and a flat roof.

## Front Driveway

Tarmac, in good condition with parking space for up to 3 vehicles. There are 5 access drain covers

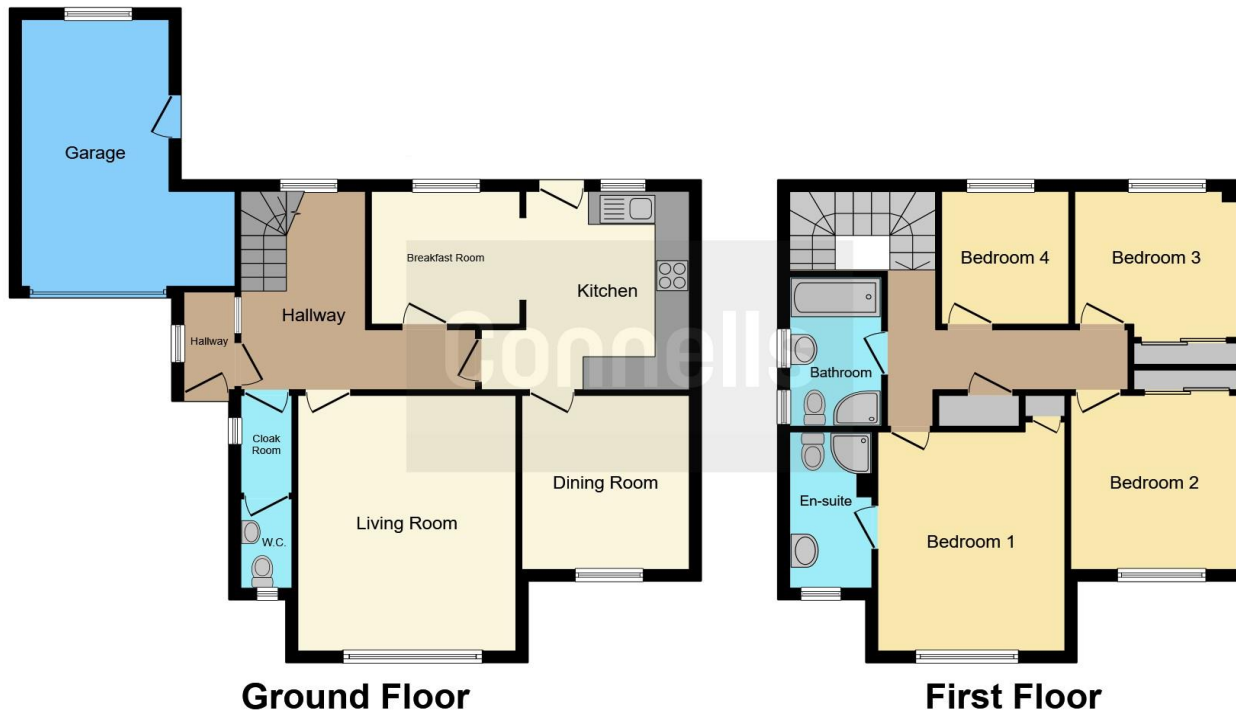
## Front Garden

Large, South facing front garden with, paved patio which has 2 access drain covers, lawn, mature shrubs, hedging and has the sun all day when fine.

## Rear Garden

Large, two level back garden with paved terrace, greenhouse, summer house/storage shed, 2 paved patios, lawn, mature shrubs and hedging.





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Tenure: Freehold



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