



Connells

Westfield
Plymouth



Property Description

A beautifully presented link-detached home situated in the highly sought-after Westfield area of Plympton. Positioned amongst a select group of detached homes, this stunning property has been lovingly refurbished in recent years to a high standard, offering the perfect blend of style, space, and practicality.

At the heart of the home lies a stunning open-plan shaker kitchen/diner, boasting high quality 'Howdens' wall and base units, an integrated fridge freezer and a Leisure Range gas double cooker with 5 ring gas hob. The main feature is the breakfast bar, as well as a contemporary pendant ceiling light. This space is perfect for family dining and socialising, with patio doors that opens to the rear garden.

From the kitchen/diner, you access the generously sized living room decorated in modern tones and continuing the warm wood flooring and the main hallway. The hallway features a convenient downstairs W/C and a storage cupboard under the stairs.

On the first floor, there are three well-proportioned double bedrooms, with the master bedroom benefiting from built in wardrobes, and the third bedroom having a cupboard over the stairwell. The bathroom has recently been modernised with large window to the rear aspect.

Outside from the road, there is an electric roller shutter which opens onto the driveway and a Upvc door leading to an enclosed rear, decked garden for low maintenance and has two electrical points. The front garden is enclosed with a Magnolia & Wisteria trees.

Front Porch

uPVC door and window to the front elevation, uPVC window to the side

Entrance Hall

15' max x 5' max (4.57m max x 1.52m max)

Doors providing access to the ground floor accommodation. Stairs ascending to the first floor landing with storage cupboard beneath

Lounge

15' 1" max x 11' 6" max (4.60m max x 3.51m max)

uPVC double-glazed window to the front elevation, archway to dining room, radiator

Kitchen/Diner

17' 10" max x 11' 11" max (5.44m max x 3.63m max)

Fitted shaker kitchen with a range of Howdens matching base and wall-mounted units incorporating round edged work surface, a Leisure Range double gas cooker with 5 ring gas hob, integrated fridge freezer, a feature breakfast bar with pop-up USB/plug bank, one and half bowl sink and draining board with mixer tap. uPVC double-glazed patio doors opening to the rear garden. High-gloss polished tiled floor. uPVC door, with inset glass panel, into the rear porch, radiator

Rear Porch

uPVC double-glazed windows to the side and rear elevation. uPVC door opening to the integral garage. uPVC door to the rear garden. Tiled floor

Downstairs Wc

4' 6" max x 2' 6" max (1.37m max x 0.76m max)

Obscured uPVC double-glazed window to the front elevation, low level WC, wash hand basin

First Floor Landing

7' 9" max x 5' 10" max (2.36m max x 1.78m max)

Doors providing access to the first floor accommodation. Access hatch to insulated loft with power and lighting. Airing cupboard

Bedroom One

14' Into Wardrobe x 110' 9" max (4.27m Into Wardrobe x 33.76m max)

uPVC double-glazed window to the rear elevation, built in triple mirrored sliding wardrobes, radiator

Bedroom Two

12' 6" max x 9' 4" max (3.81m max x 2.84m max)

uPVC double-glazed window to the front elevation, radiator

Bedroom Three

9' 4" max x 8' 3" max (2.84m max x 2.51m max)

uPVC double-glazed window to the front elevation. Over-stairs built-in shelving and hanging storage area, radiator

Bathroom

8' 7" max x 6' 3" max (2.62m max x 1.91m max)

Obscured uPVC double-glazed window to the rear elevation, bath with shower cover, low level WC, wash hand basin, radiator

Garage

19' 9" max x 8' 5" max (6.02m max x 2.57m max)

Up-&-over garage door. wooden courtesy door to the rear. To the rear of the garage there are spaces and plumbing for washing machine, tumble dryer and fridge/freezer. Wall-mounted boiler. Power and lighting.

Front Garden

Fully enclosed with good sized lawn area and patio area, sunny aspect all day

Rear Garden

Fully enclosed south facing rear garden wall built around the boundary. An electric roller shutter giving access to the driveway and a uPVC door leading into the rear garden. Fully decked for low maintenance, two electrical points and outside lighting

Agent's Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies





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EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



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