



**Connells**

Courtland Crescent  
Plymouth



## Property Description

Situated in the popular residential area of Woodford, this well-presented three-bedroom semi-detached home on Courtland Crescent, PL7 offers comfortable and versatile living, making it an excellent choice for first-time buyers, growing families, or investors alike.

The ground floor comprises a bright and welcoming living room, providing a relaxing space to unwind. To the rear, a modern open-plan kitchen and dining area creates the heart of the home, ideal for both everyday living and entertaining. This space flows seamlessly through to the conservatory, which enjoys views over the rear garden and provides additional living or dining space.

Upstairs, the property offers three well-proportioned bedrooms, all thoughtfully laid out to suit a range of needs. Completing the first floor is a shower room along with the added convenience of a separate WC.

Externally, the property benefits from a fully enclosed, low-maintenance rear garden, perfect for enjoying outdoor space with minimal upkeep. Side gate access adds practicality, while to the front there is a private driveway providing parking for two vehicles, a hardstand, and a garage, ensuring ample off-road parking and storage.

Offered to the market with no onward chain, this attractive home represents a fantastic opportunity in a sought-after location.

### Entrance Porch

Double glazed door and window to the front aspect, space for coats and shoes

### Hallway

Double glazed window to the side aspect, door access to lounge and dining room, understairs cupboard, stairs to first floor

### Lounge

13' 4" max x 12' 6" max ( 4.06m max x 3.81m max )

Double glazed window to the front aspect, feature fireplace with electric fire, electric heater

### Dining Room

13' 1" max x 10' 9" max ( 3.99m max x 3.28m max )

Double glazed sliding doors to the rear aspect, gas fire

### Kitchen

9' 3" max x 7' 4" max ( 2.82m max x 2.24m max )

Double glazed window to the side aspect, modern fitted kitchen with wall and base units, induction hob, built in electric oven, extractor hood, integrated fridge freezer, sink and half bowl drainer with mixer tap, double glazed door to the rear garden

## **Conservatory**

10' 3" max x 9' 9" max ( 3.12m max x 2.97m max )

Double glazed windows and door to the side

## **Landing**

Double glazed window to the side elevation, loft access

## **Bedroom One**

12' 11" max x 11' 6" max ( 3.94m max x 3.51m max )

Double glazed window to the rear, built in wardrobe

## **Bedroom Two**

13' 9" max x 11' 5" max ( 4.19m max x 3.48m max )

Double glazed window to the front aspect, built in wardrobe, mirrored sliding wardrobe, electric heater

## **Bedroom Three**

9' 10" max x 6' 10" max ( 3.00m max x 2.08m max )

Double glazed window to the front aspect

## **Shower Room**

6' 11" max x 5' 1" max ( 2.11m max x 1.55m max )

Double glazed window to the side aspect, wash hand basin, shower cubicle with electric shower, heated towel rail

## **Toilet**

Double glazed window to the side aspect, low level WC

## **Rear Garden**

Paved area, gravel, mature shrubs, low maintenance, fully enclosed, side gate access

## **Driveway**

Parking for 2 cars and a hardstand

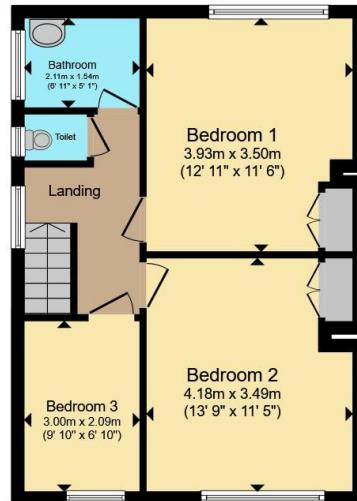
## **Garage**

Up and over door





**Ground Floor**



**First Floor**

Total floor area 99.2 m<sup>2</sup> (1,068 sq.ft.) approx

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**Connells**

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EPC Rating:  
 Awaited

Council Tax  
 Band: C

Tenure: Freehold



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