



**Connells**

Mount Batten Way  
Plymouth





## Property Description

Nestled in the heart of central Plymstock, this captivating 4-bedroom home stands as a testament to modern living and thoughtful design. Situated on a corner plot, this residence exudes a unique charm, offering both privacy and a sense of openness. As you approach, the property welcomes you with a beautifully landscaped front garden, fully enclosed to provide a private sanctuary.

Upon entering, the interiors reveal a harmonious blend of comfort and style. The living spaces are thoughtfully designed, with an emphasis on creating a warm and inviting atmosphere. The corner plot location ensures an abundance of natural light, illuminating the contemporary features and finishes throughout.

The heart of the home lies in the modern kitchen, which seamlessly connects to the open living and dining areas. This space is not only perfect for daily living but also for entertaining guests. The ground floor is completed by a convenient downstairs loo and utility space, adding a practical touch to the living space. Accommodated by the fourth private bedroom which provides easy accessibility and living space.

Venturing upstairs, you'll find three well-appointed bedrooms, each designed with comfort in mind. The master bedroom boasts an en-suite, providing a private retreat within the home. The remaining bedrooms share a beautifully designed family bathroom, recently renovated to reflect modern elegance.

## Entrance

Enter the property through a door to the front aspect into the entrance hallway.

## Lounge / Fourth Bedroom

13' 11" x 11' 11" ( 4.24m x 3.63m )

Currently used as a fourth bedroom but could be used as an additional reception room. There is a double glazed window to the front aspect and fireplace with marble effect surround.

## Kitchen / Diner / Living Room

20' 4" x 21' ( 6.20m x 6.40m )

An open plan kitchen / diner / living room which is the hub of the home. The modern kitchen comprises; matching wall and base units with complimentary work surface over, space for free standing fridge/ freezer, space for range cooker, extractor fan, sink with drainer unit and kitchen island. There are two double glazed windows to the rear aspect and two skylights allowing a lot of natural light into the room. There is ample space for a dining table and chairs, and a spacious lounge area.

## Utility Room

The utility room has a work surface with space for undercounter washing machine and dryer. The boiler is also housed here there is a door leading to the rear garden and a door to the downstairs WC.

## Downstairs Wc

Comprising; WC, Wash hand basin and double glazed window to the side aspect.

## First Floor Landing

To the first floor there is a double glazed window to the side aspect and access to the loft.

## Bedroom One

### Bedroom Two

11' 8" x 8' 5" ( 3.56m x 2.57m )

The second bedroom has a double glazed window to the front aspect and built in wardrobes.

## Ensuite

The ensuite to bedroom two has a shower cubicle, wash hand basin and WC.

### Bedroom Three

7' 9" x 7' 9" ( 2.36m x 2.36m )

Bedroom three has a double glazed window to the front aspect.

## Bathroom

9' 2" x 5' 3" ( 2.79m x 1.60m )

The modern bathroom comprises; Bath with thermostatic mixer, wash hand basin, WC, towel radiator, under floor heating and is part tiled. There is a double glazed window to the rear aspect.

## Outside

To the front of the property, you enter via a gate into the enclosed good sized corner garden.

## Driveway

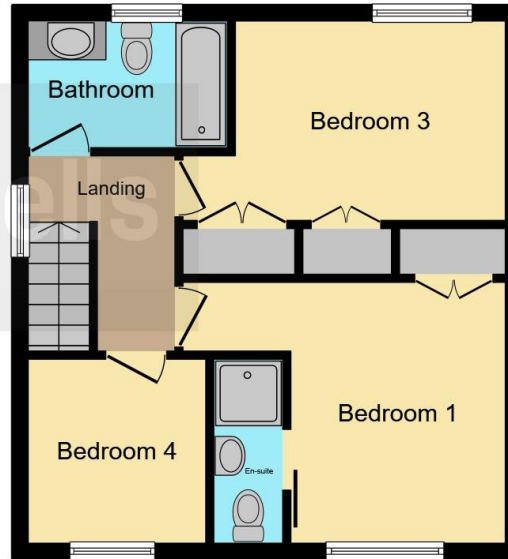
There is a driveway and garage to the side of the property.







**Ground Floor**



**First Floor**



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**EPC Rating: D**

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Tenure: Freehold



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