



Connells

Plymstock Road
Plymouth



Property Description

Introducing the perfect family property, boasting four double bedrooms, a convenient downstairs WC, two inviting reception rooms, a sunny and welcoming sunroom, and a spacious enclosed rear garden perfect for outdoor enjoyment. Located in central Plymstock close to the Broadway, with the added convenience of a driveway providing parking for up to three cars.

Entrance Porch

Enter the property into the entrance porch.

Lounge

11' max x 18' 9" (3.35m max x 5.71m)
The lounge has a double glazed window to the front aspect and gas fire.

Downstairs Wc

Comprising: Wash hand basin and WC.

Dining Room

10' 4" plus recess x 10' 3" into bay (3.15m plus recess x 3.12m into bay)
The dining room has a double glazed bay window to the front aspect.

Kitchen

9' 9" max x 11' 8" max (2.97m max x 3.56m max)
The kitchen comprises; Matching wall and base units with complimentary work surface over, Gas hob with extractor fan, stainless steel sink with drainer, eye level oven and archway through to sun room. There is a double glazed window to the rear aspect and door leading to the rear garden.

Laundry Room

Space and plumbing for white goods.

Sun Room

12' 5" max x 11' max (3.78m max x 3.35m max)
The sun room leads from the kitchen, there are double patio doors leading to the rear garden and glass ceiling allowing lots of light into the room.

First Floor

To the first floor landing there is a loft hatch with access to a boarded loft with sky light and pull down ladder.

Bedroom One

13' 4" max x 11' 7" into recess (4.06m max x 3.53m into recess)

Bedroom one has a double glazed window to the front aspect, shower cubicle and wash hand basin.

Bedroom Two

11' 9" max x 9' 9" max (3.58m max x 2.97m max)

The second bedroom has a double glazed window to the front aspect.

Bedroom Three

9' 1" max x 11' into recess (2.77m max x 3.35m into recess)

The third bedroom is a double room with a double glazed window to the rear aspect.

Bedroom Four

10' 7" max x 9' 1" into recess (3.23m max x 2.77m into recess)

The fourth bedroom has a double glazed window to the rear aspect.

Bathroom

Comprising; Bath with shower over, wash hand basin and WC.

Outside Rear

To the rear of the property there is a full enclosed rear garden mostly laid to lawn, patio area and side access to the front of the property.

Outside Front

To the front of the property there is a good sized driveway with parking for up to 3 vehicles.





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

To view this property please contact Connells on

T 01752 481 577
E plymstock@connells.co.uk

2A The Broadway Plymouth
 PLYMOUTH PL9 7AW

EPC Rating: D

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Tenure: Freehold



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