



Connells

Dolphin Square
Plymouth



Property Description

Welcome to this charming three-bedroom semi-detached house nestled in the heart of Plymstock. Perfectly situated, this home offers both convenience and comfort. Upon entering, you'll be greeted by a spacious living area that seamlessly flows into the dining space, creating an inviting atmosphere for both relaxation and entertainment. The well-designed layout allows for ample natural light to fill the rooms, giving a warm and welcoming ambiance throughout. The kitchen boasts modern appliances and ample counter space, making meal preparation a breeze. Adjacent to the kitchen, you'll find a convenient utility room, providing extra storage and functionality. The rear garden features a decked area, perfect for outdoor gatherings or simply enjoying a peaceful morning coffee. The lush greenery creates a serene oasis, adding a touch of tranquillity to your daily life. This property also comes with the added convenience of a driveway and garage, ensuring your vehicles are securely parked and offering extra storage space for your belongings.

Entrance Hallway

Lounge

12' 9" Into Bay x 10' 10" (3.89m Into Bay x 3.30m)

The lounge has a double glazed bay window to the front aspect. There is a gas fireplace with wooden surround and marble effect hearth.

Dining Room

11' 11" x 9' 10" (3.63m x 3.00m)

The dining room has a gas fireplace with wooden surround and marble hearth and there are double glazed patio doors leading to a decked area in the rear garden.

Kitchen

8' 8" x 6' 5" (2.64m x 1.96m)

The kitchen comprises; Matching wall and base units with granite worktop, Belfast sink, space for undercounter fridge, space for freestanding oven, good sized storage pantry and doorway leading to a covered walkway that gives access to the utility room. There is a double glazed window to the rear aspect.

Utility Room

7' 11" x 5' 7" (2.41m x 1.70m)

The utility room is located to the rear of the garage and comprises; matching wall and base units with complimentary work surface over , space and plumbing for white goods. There is a window to the rear aspect.

First Floor Landing

To the first floor landing there is a double glazed window to the side aspect.

Bedroom One

12' 9" Into Bay x 9' 10" (3.89m Into Bay x 3.00m)

Bedroom one is a good sized double room with a double glazed window to the front aspect.

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m)

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

Bedroom Three

6' 5" x 5' 7" (1.96m x 1.70m)

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

Bathroom

The bathroom comprises; Bath, wash hand basin, WC and there is a obscured double glazed window to the rear aspect.

Front Garden

To the front of the property there is a good sized lawn with driveway leading to the garage.

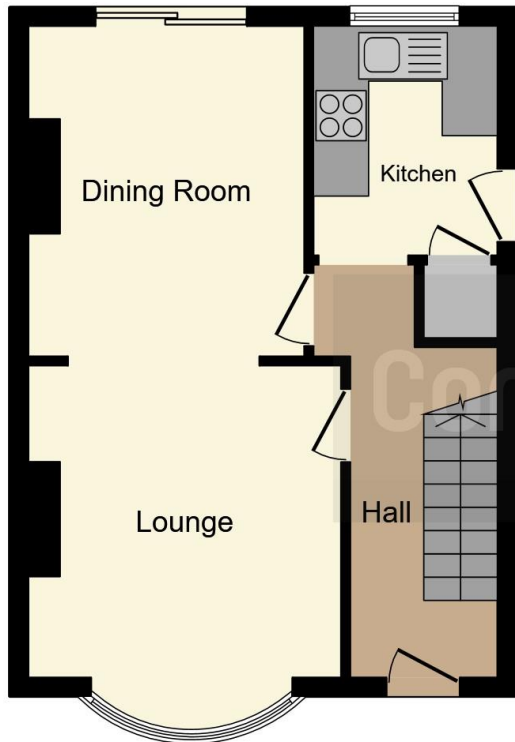
Rear Garden

To the rear of the property there is a enclosed garden laid to lawn with a decked area leading from the dining room doors. There is access to the front of the property via a gate.

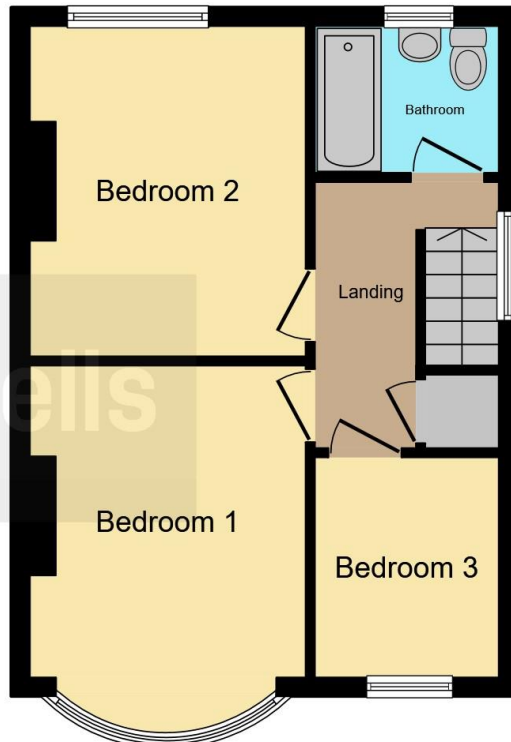
Garage

There is a good sized driveway with parking for multiple cars leading to the Garage.





Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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

view this property online connells.co.uk/Property/PLK306736

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLK306736 - 0004