



**Connells**

Coltness Road  
Plymouth



## Property Description

This four bedroom detached house is located in a prime location on a quiet cul-de-sac in the desirable area of Elburton. It has everything to offer for the perfect family home, two good sized reception rooms, downstairs WC, two double ground floor bedrooms, a further two bedrooms to the first floor, family bathroom, separate shower room, handy workshop / storage room, spacious enclosed rear garden with mature planting, double garage and spacious driveway with parking for multiple cars. A must view to see the amount of space on offer!

### Entrance

Enter the property through the front door to the side aspect into the entrance hallway. There is a double glazed window to the rear aspect, spacious understairs storage cupboard, radiator and chair lift.

### Lounge

13' 9" x 18' 10" ( 4.19m x 5.74m )

A good sized lounge with double glazed window to the side aspect, radiator and gas fire.

### Dining Room

15' 1" x 13' 9" ( 4.60m x 4.19m )

A spacious room with a double glazed window to the side aspect, log burner and a radiator.

### Kitchen

13' 9" x 9' 8" ( 4.19m x 2.95m )

The kitchen comprises; Matching wall and base units with complimentary work surface over, space for undercounter washing machine, one and half bowl sink and drainer, double eye level oven, space for undercounter fridge, gas hob with extractor fan over and spacious pantry. There is a radiator and two double glazed windows to the side and rear aspect.

### Downstairs Wc

Comprising; WC and space saver hand basin. There is an obscured double glazed window to the side aspect.

### Bedroom One

13' 9" x 13' 4" ( 4.19m x 4.06m )

Bedroom one is a double bedroom has a double glazed window to the front aspect and a radiator.

## Bedroom Two

13' 9" x 13' 4" ( 4.19m x 4.06m )

The second bedroom is a double room with a radiator and double glazed window to the front aspect.

## First Floor

To the first floor landing, there is a window to the rear aspect and a radiator.

## Bedroom Three

7' 7" x 9' 5" ( 2.31m x 2.87m )

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

## Bedroom Four

11' 3" x 13' 3" ( 3.43m x 4.04m )

To the fourth bedroom there is a skylight window and eaves storage.

## Bathroom

Comprising: Bath with electric shower over, wash hand basin, WC and is tiled. There is a window to the rear aspect.

## Shower Room

Comprising: shower cubicle, space for white goods and shelving.

## Workshop / Storage Room

18' 9" x 4' 9" ( 5.71m x 1.45m )

A handy additional workshop / storage room.

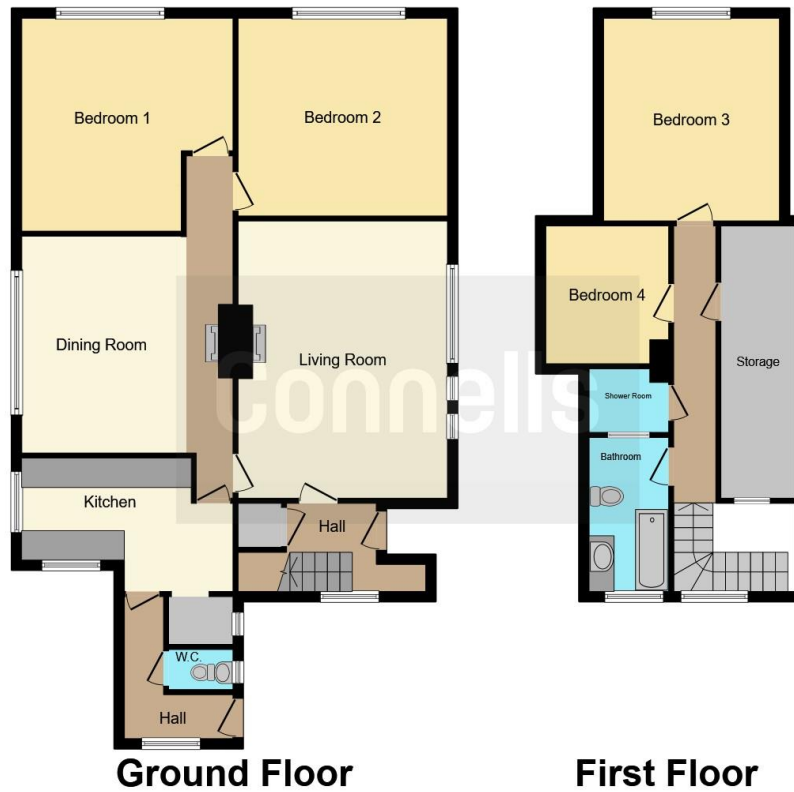
## Outside

To the rear of the property there is a good sized, lovely rear enclosed garden with mature planting, mostly laid to lawn. There is a double garage and gate leading to the front of the property.

To the front of the property there is a spacious driveway with parking for multiple cars, an area laid to lawn with mature trees and a gate enclosing the front garden.

To the rear of the garage there is a sauna and hot tub room.





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](http://www.focalagent.com)

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**T 01752 481 577**  
**E [plymstock@connells.co.uk](mailto:plymstock@connells.co.uk)**

2A The Broadway Plymouth  
 PLYMOUTH PL9 7AW

**EPC Rating: D**

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Tenure: Freehold



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