



Connells

Spencer Road
Plymouth



Property Description

Set in a peaceful cul-de-sac close to green open space, this well-proportioned four-bedroom detached house is perfect for families and those looking for a home with room to grow. Offered to the market with no onward chain, it's ready for you to move straight in.

The ground floor offers a fantastic layout with a generous lounge, separate dining room, bright conservatory, and a kitchen/diner ideal for family meals and entertaining. A downstairs WC adds convenience.

Upstairs, you'll find four bedrooms, including a principal bedroom with en-suite, plus a modern family bathroom to serve the remaining rooms.

Outside, the home benefits from a good-sized driveway, a garage, and a private enclosed rear garden - perfect for relaxing or letting children play safely.

Located close to local green space and within easy reach of amenities, this is a fantastic opportunity to secure a detached home in a sought-after setting.

Lounge

12' 8" max x 16' 2" max (3.86m max x 4.93m max)

Window to the front aspect, fireplace, radiator and archway through to the dining room.

Dining Room

10' 4" x 9' 3" (3.15m x 2.82m)

Radiator and doors leading through to both the conservatory and the kitchen.

Kitchen / Diner

14' max x 13' 11" max (4.27m max x 4.24m max)

Comprising; Matching wall and base units with complimentary work surface over, Window overlooking the rear garden, radiator, door leading to the side of the property, space for utilities and a pantry.

Conservatory

10' 6" x 8' (3.20m x 2.44m)

Radiator and door leading to the rear garden.

First Floor

Bedroom One

13' 7" max x 12' max (4.14m max x 3.66m max)

Two windows to the front aspect, radiator and door leading to ensuite.

Ensuite

Comprising; Walk in shower, wash hand basin, toilet and window to the side aspect.

Bedroom Two

12' 2" max x 8' 5" max (3.71m max x 2.57m max)

Window to the front aspect, radiator and built in storage cupboards.

Bedroom Three

11' 3" x 8' 5" (3.43m x 2.57m)

Window to the rear aspect, radiator and mirrored wardrobes.

Bedroom Four

10' 3" max x 8' 5" max (3.12m max x 2.57m max)

Windows to the rear aspect and radiator.

Bathroom

Comprising; Bath, wash hand basin, WC, extractor fan, radiator and window to the side aspect.

Outside

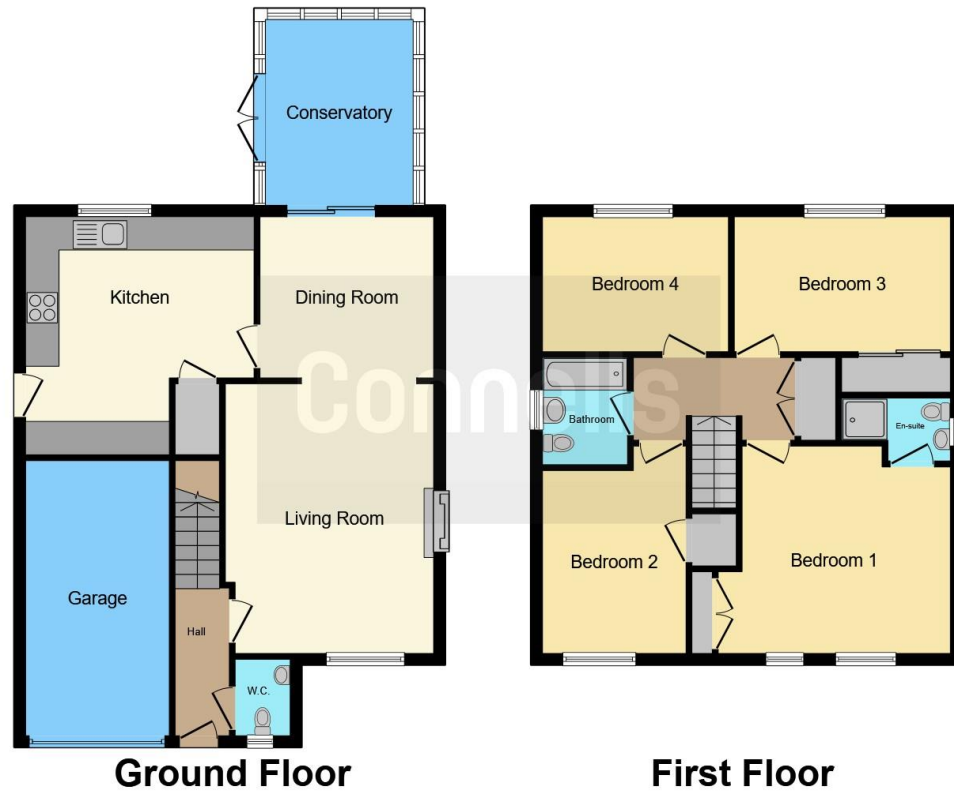
To the front of the property there is good sized driveway leading to the garage and area of lawn to the side.

To the rear of the property there is an enclosed garden mostly laid to lawn with patio area leading from the conservatory.

Garage

Irregular Shaped Room x (x)





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 Plymstock
 PLYMOUTH PL9 7AW

EPC Rating: C

view this property online connells.co.uk/Property/PLK307124



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: PLK307124 - 0002