



**Connells**

Frome Close  
Plymouth

Frome Close  
Plymouth PL7 2YQ

for sale  
£330,000



### Property Description

*A beautifully presented four-bedroom link-detached family home, occupying a desirable corner plot within this popular residential development in Plympton.*

*Offering spacious and versatile accommodation throughout, this lovely home, filled with natural light, provides an ideal setting for modern family living. The bright living/dining space features a wood burning stove and French doors opening directly onto the private enclosed rear garden.*

*The contemporary fitted kitchen is well equipped with integrated cooking facilities and is complemented by a useful utility area and convenient downstairs WC.*

*A particular benefit is the flexible bedroom arrangement, with one bedroom located on the ground floor and three further bedrooms, served by stylish family bathroom, on the first floor, making the property ideal for a growing family, guests or those seeking adaptable living space.*

*To the front, the property benefits from a brick paved driveway providing valuable off-road parking while the rear garden features an easy maintenance artificial lawn and patio area, perfect for alfresco dining and relaxing and providing an ideal space for children to play.*

*Perfectly positioned for easy access to a range of local amenities, transport links and the A38, this attractive property is an excellent choice for families and commuters alike. Viewing is highly recommended to appreciate all that this superb home has to offer.*

## Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

## Entrance Hall

Wall mounted radiator, stairs to the first-floor with storage cupboard beneath.

## Living/ Dining Room

A bright and versatile living/ dining space with double glazed front aspect window, a feature fireplace with inset wood burning stove and chimney breast recess for wall-mounted TV. Dining area with modern wall-mounted radiator and double glazed French doors opening onto the rear garden.

## Kitchen

A modern fitted kitchen comprising a matching range of wall and base units with complementary work surfaces and tiled splashbacks, 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, double glazed rear aspect window, two electric ovens, a five-ring gas hob and extractor hood over, space for fridge freezer.

## Utility

A utility area featuring plumbing and space for a washing machine, wall-mounted radiator, wall-mounted storage unit, tall storage cupboard and work surface. Double glazed door to the garden and door to...

## Downstairs WC

Double glazed rear aspect window, low level toilet.

## Downstairs Bedroom 4

Double glazed front aspect window.

## Landing

Double glazed side aspect window, loft access.

## Bedroom 1

Double glazed rear aspect window, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

## Bedroom 3

Double glazed front aspect window, wall mounted radiator.

## Bathroom

Obscured double glazed rear aspect window, modern suite comprising of bath, shower with twin shower heads, low level toilet, wash hand basin, heated towel rail.

## Front Garden

The property occupies a desirable corner plot, with a well-maintained front garden featuring a lawn extending along the side of the property. A brick-paved driveway provides off-road parking.

## Rear Garden

Rear garden features a paved patio with a covered seating area, providing an ideal space for outdoor entertaining. A low wall separates the patio from an easy-maintenance artificial lawn, complemented by a raised pond. Further benefits include a metal garden shed and an additional wooden shed, while wooden double gates provide convenient side access.

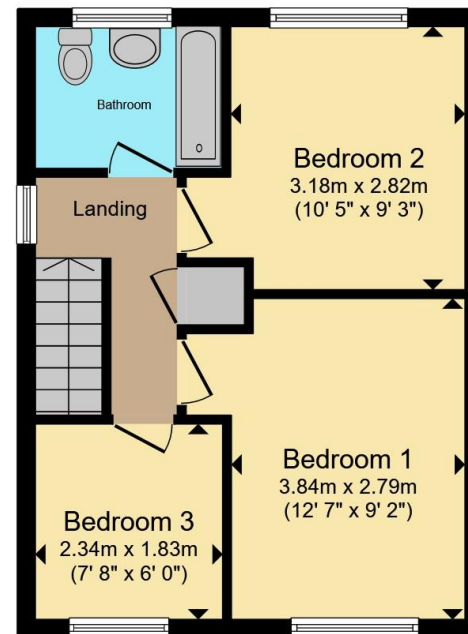








**Ground Floor**



**First Floor**

Total floor area 92.3 m<sup>2</sup> (993 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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