



Connells

Maddock Drive
Plymouth



Property Description

GUIDE PRICE £350,000 - £375,000

This beautifully presented and extended four-bedroom semi-detached family home is situated in the popular residential area of Maddock Drive, PL7, offering spacious and versatile accommodation finished to a high modern standard throughout.

The ground floor welcomes you with a bright and airy lounge, perfect for relaxing and entertaining, complemented by a stylish, modern kitchen fitted with contemporary units and quality finishes. A particularly useful addition is the separate utility room, providing additional storage and laundry space, alongside a convenient downstairs WC. Internal access leads through to the generous garage, offering excellent storage or workshop potential.

Upstairs, the property continues to impress with four well-proportioned bedrooms, ideal for growing families, home working or guest accommodation. A modern family shower room serves all bedrooms, finished in a sleek and practical design.

Externally, the property boasts a landscaped rear garden designed for low maintenance and enjoyment, featuring a composite decking area, lawn, and a patio space ideal for outdoor dining and entertaining. To the front, there is ample driveway parking leading to a spacious garage, ensuring practicality as well as kerb appeal.

The property is ideally located close to Yealmpstone Farm Primary School, local shops, and a range of everyday amenities.

Entrance Porch

Double glazed door to the front aspect, double glazed window to the front and side aspect, radiator

Lounge

19' 5" max x 11' 9" max (5.92m max x 3.58m max)

Double glazed window to the front aspect, stairs to first floor, radiator

Kitchen

17' max x 11' 5" max (5.18m max x 3.48m max)

Modern fitted kitchen with wall and base units, integrated double oven, induction hob, extractor hood, space for fridge freezer, one and half bowl sink and draining board with mixer tap, breakfast bar, double glazed window and patio doors to the rear, storage cupboard, vertical wall mounted radiator

Utility

6' 7" max x 5' 7" max (2.01m max x 1.70m max)

Double glazed door to the rear garden, space for washing machine and tumble dryer, access to the garage and downstairs WC

Downstairs Wc

Double glazed window to the side aspect, wash hand basin, low level WC

Landing

Door access to bedrooms and shower room, loft access

Bedroom One

10' 2" max x 9' 10" max (3.10m max x 3.00m max)

Double glazed window to the front aspect, built in mirrored wardrobe, storage cupboard, radiator

Bedroom Two

10' 4" max x 8' max (3.15m max x 2.44m max)

Double glazed window to the rear aspect, airing cupboard, radiator

Bedroom Three

9' 2" max x 6' 11" max (2.79m max x 2.11m max)

Double glazed window to the front aspect, radiator

Bedroom Four

9' 3" max x 7' 10" max (2.82m max x 2.39m max)

Double glazed window to the rear aspect, radiator

Shower Room

Two double glazed obscured windows to the side aspect, shower cubicle, wash hand basin, low level WC, chrome ladder towel rail

Rear Garden

Sunny aspect, enclosed, tiered garden with composite decking, laid to lawn and patio areas

Garage

16' 5" max x 14' 5" max (5.00m max x 4.39m max)

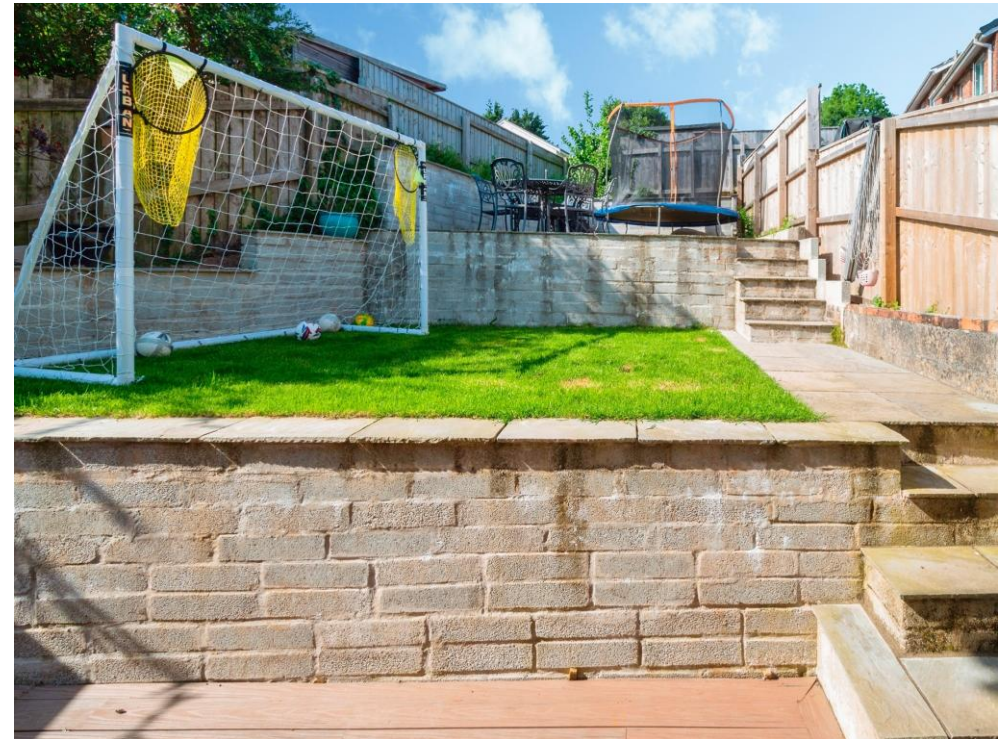
UP and over door, double glazed window to the side aspect, access to the utility room

Driveway

Driveway parking for 3 vehicles

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 125.7 m² (1,353 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

Connells

To view this property please contact Connells on

T 01752 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
 PLYMOUTH PL7 2HN

EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/PLN307632

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: PLN307632 - 0009