



**Connells**

Great Berry Road  
Plymouth



## Property Description

We are delighted to introduce this three bedroom semi-detached property to the market, situated in a sought-after location. Benefiting from two double bedrooms, one single bedroom, two reception rooms, kitchen, utility, conservatory, bathroom, front & rear garden and driveway and garage.

Located in the desirable location of Crownhill, close to a host of local amenities, local parks and well-regarded schools whilst offering easy access to the A38 and main transport links.

As you enter this home, you are welcomed with a spacious bright and airy living room with a beautiful bay window which flows effortlessly into a separate dining room, perfect for hosting and socialising with glass sliding doors to the conservatory, followed by a kitchen with matching wall and base units, a separate utility room and a downstairs W.C.

On the first floor, you will find two good-sized double bedrooms, a further good-sized single bedroom and a shower room comprising walk-in shower hand basin and W.C.

Externally, this property offers a front & rear garden, perfect for enjoying in the summer months, a substantial driveway and garage.

EARLY VIEWINGS ADVISED!

## Ground Floor

### Living Room

16' 5" maximum x 13' 8" maximum ( 5.00m maximum x 4.17m maximum )

### Dining Room

13' 5" maximum x 12' 4" maximum ( 4.09m maximum x 3.76m maximum )

### Kitchen

14' 10" x 7' 7" ( 4.52m x 2.31m )

### Utility

9' 2" maximum x 5' 10" maximum ( 2.79m maximum x 1.78m maximum )

### W.C.

## Conservatory

## First Floor

### Bedroom One

16' 9" maximum x 11' maximum ( 5.11m maximum x 3.35m maximum )

### Bedroom Two

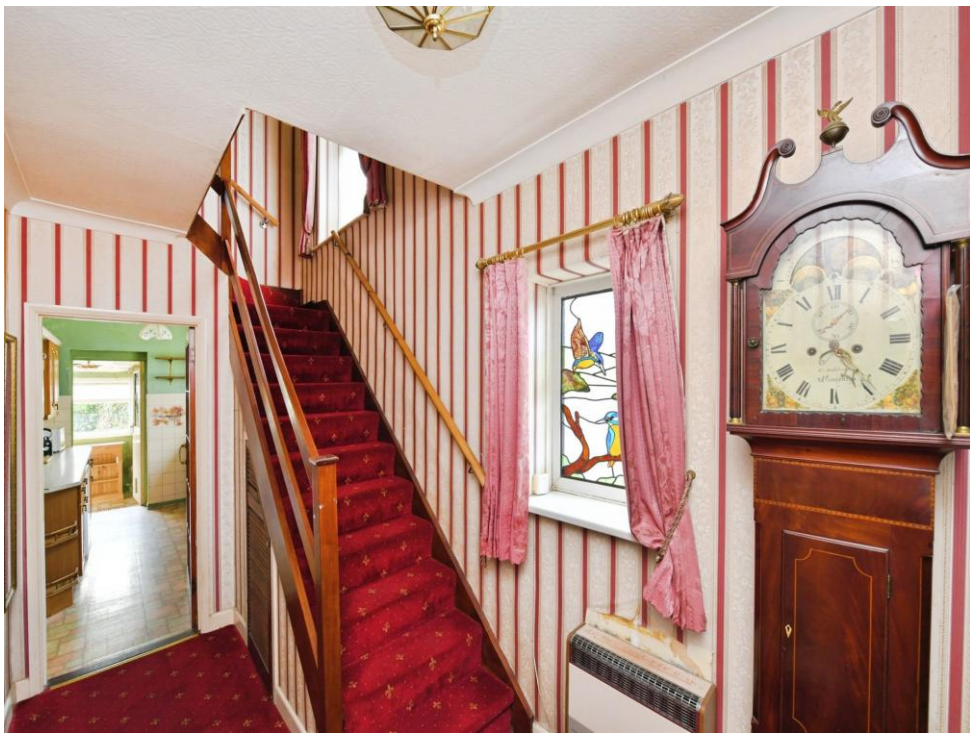
13' 6" maximum x 10' 10" maximum ( 4.11m maximum x 3.30m maximum )

### Bedroom Three

9' 4" maximum x 9' 2" maximum ( 2.84m maximum x 2.79m maximum )

### Shower Room









Total floor area 123.2 m<sup>2</sup> (1,326 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)



To view this property please contact Connells on

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32 Mannamead Road  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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