



Connells

Little Dock Lane
Plymouth



Property Description

This well-presented three-bedroom home offers bright and versatile accommodation arranged over two floors. The property features a fitted kitchen, comfortable lounge, and family bathroom, along with three flexible bedrooms suitable for family living, guests, or home working. Benefits include double-glazed windows, gas central heating, and a new roof installed approximately two years ago. Externally, the home offers front and rear outdoor spaces, off-road parking for two vehicles, a front and rear porch, and excellent storage provisions including a block-built storage unit and a large wooden-built store. An attractive and practical home well suited to a range of buyers.

Front Of House

A glazed entrance porch sits centrally on the frontage, finished with white framing and a shallow pitched roof. To the front of the property is a generous gravelled driveway, providing off-road parking for two cars.

Hallway

White radiator. Under stair storage cupboard. Stairs leading to first floor. Double glazing window to the front elevation.

Lounge

18' x 12' 11" (5.49m x 3.94m)
Double glazing window to the front elevation. White radiator. A second double glazing window to the rear elevation.

Kitchen

11' 7" x 11' 3" (3.53m x 3.43m)
A range of matching wall and base units with worktops above. Stainless steel sink and drainer with dual mixer tap. Undercounter space for appliances. Boiler. Double glazing window to the rear elevation. Glass panelled door leading to rear porch.

First Floor

Landing

Built in storage cupboard.

Bedroom 1

12' 10" x 7' 3" (3.91m x 2.21m)
Double glazing window to the rear elevation. White radiator. Built in storage cupboard.

Bedroom 2

11' 3" x 10' 6" (3.43m x 3.20m)
Double glazing window to the rear elevation. White radiator. Built in storage cupboard.

Bedroom 3

9' 7" x 7' 5" (2.92m x 2.26m)
Double glazing window to the front elevation. White radiator.

Bathroom

The walls are fully clad in light marble-effect

panels. Walk-in shower enclosure with a clear glass screen and a mains-fed shower, fitted with both a fixed head and a handheld attachment for versatility. White pedestal wash basin with chrome dual mixer tap. Obscured double glazing window to the side elevation. Modern close-coupled toilet.

Wooden Store

15' 11" x 15' 7" (4.85m x 4.75m)

Wooden store, Electric power point, including a light. Double glazing door.

Block Built Storage

8' 2" x 7' 9" (2.49m x 2.36m)

Double glazing window. White uPVC external door.

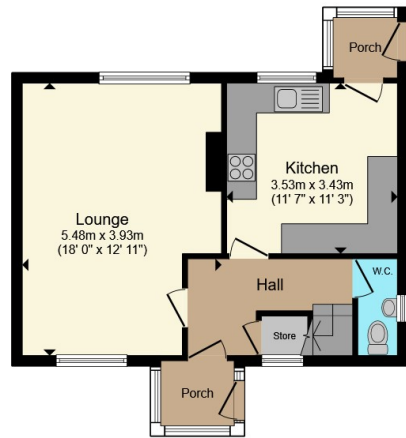
Rear Garden

The rear garden is a private and enclosed outdoor space, offering a blend of hard landscaping and mature greenery. Closest to the property is a paved patio area, laid with square paving slabs. Immediately to the rear of the property is a paved patio area. Beyond the patio, the garden opens out to a neatly maintained lawn area.

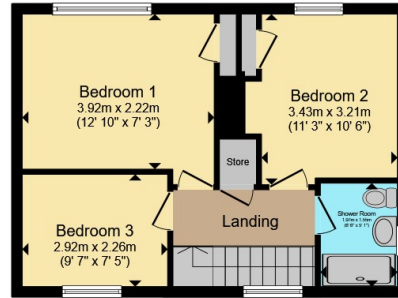




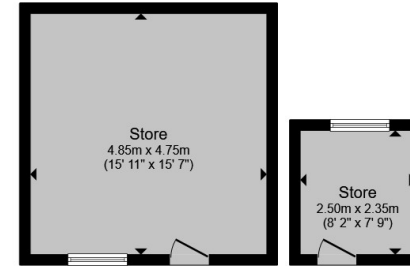




Ground Floor



First Floor



Outbuilding

Total floor area 115.1 m² (1,239 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



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T 01752 351616
E stbudeau@connells.co.uk

15 Victoria Road St Budeaux
 PLYMOUTH PL5 1RW

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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