



Connells

Holly Park Close
Plymouth



Property Description

We are delighted to introduce this immaculately presented five bedroom semi-detached family home to the market, situated in a popular residential location. Benefiting from five bedrooms, lounge, dining room, kitchen, utility bathroom, W.C, large rear garden and driveway.

Located in the sought-after Holly Park location, close to local amenities, local parks and well-regarding schools whilst being within easy reach of main bus routes and the A38.

As you enter this property, you are welcomed with a spacious bright and airy lounge which flows effortlessly into a separate dining room with double doors leading out onto a large rear garden, creating a perfect space for hosting and socialising, followed by a sizeable kitchen with matching wall and base units and convenient versatile separate utility room which could also be used as an at home office or place room.

Continuing the good condition, on the first floor you find three good-sized well-presented double bedrooms with the primary bedroom and second bedroom benefiting from built-in wardrobes with sliding mirrored doors, a further two good-sized single bedrooms, a family bathroom comprising a corner bath, a walk-in corner shower, hand basin and W.C. a separate W.C. can also be found on this floor.

Externally, this property offers a large well-maintained rear garden, with a decked and

lawned area, perfect for enjoying in the summer months and driveway to the front.

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

13' 5" maximum x 12' 8" maximum (4.09m maximum x 3.86m maximum)

Dining Room

15' 7" x 11' 1" (4.75m x 3.38m)

Kitchen

15' 6" maximum x 11' 5" maximum (4.72m maximum x 3.48m maximum)

Utility

16' 8" maximum x 7' 8" maximum (5.08m maximum x 2.34m maximum)

First Floor

Bedroom One

12' 10" maximum x 8' 11" maximum (3.91m maximum x 2.72m maximum)

Bedroom Two

9' 3" x 9' 2" (2.82m x 2.79m)

Bedroom Three

11' 4" x 7' 5" (3.45m x 2.26m)

Bedroom Four

9' 9" maximum x 6' 10" maximum (2.97m maximum x 2.08m maximum)

Bedroom Five

14' 1" maximum x 6' 10" maximum (4.29m maximum x 2.08m maximum)

Bathroom

14' 7" x 7' 10" (4.45m x 2.39m)

W.C.

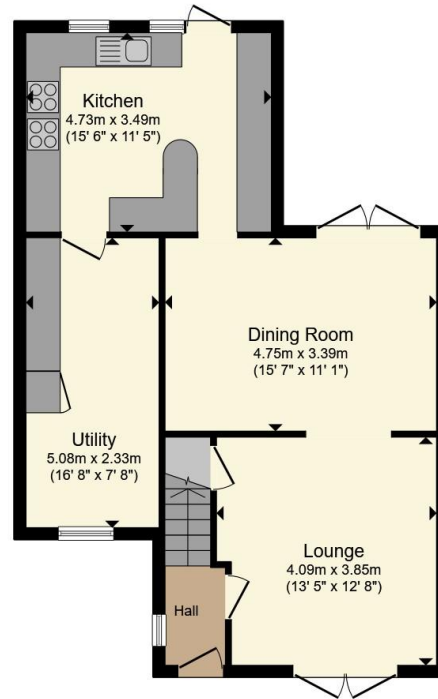
Agents Note;

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 126.6 m² (1,363 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

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SBU110109



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