



Connells

Chesterfield Road  
Plymouth



## Property Description

We are delighted to introduce this well-presented semi-detached family home to the market, situated in a popular residential location. Benefiting from lounge, dining room, kitchen, two double bedrooms, one single bedroom, bathroom, loft room, front and rear garden, driveway & easy on-street parking.

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

As you enter this home, you are welcomed with a spacious bright and airy lounge with a beautiful bay window and feature fireplace which flows effortlessly into a separate dining room, perfect for hosting and socialising with double patio doors leading to the rear garden, and completing this floor you have a kitchen with matching wall and base units.

On the first floor, you will find two good-sized double bedrooms both benefiting from beautiful bay windows, a further good-sized single bedroom can be found and a family bathroom comprising bath with overhead shower, hand basin and W.C.

This property also benefits from a versatile loft room which can be used as a fourth bedroom.

Externally, this home offers a low-maintenance well-maintained rear garden, perfect for enjoying in the summer months as

well as a front garden, driveway and easy on-street parking.

This property provides an exciting opportunity to acquire a beautiful property and create a wonderful family home.

EARLY VIEWINGS ADVISED

## Ground Floor

### Lounge

10' 7" maximum x 13' 11" maximum ( 3.23m maximum x 4.24m maximum )

### Dining Room

12' 10" maximum x 10' 11" maximum ( 3.91m maximum x 3.33m maximum )

### Kitchen

10' 9" x 7' 6" ( 3.28m x 2.29m )

## First Floor

### Bedroom One

12' 4" maximum x 10' 10" maximum ( 3.76m maximum x 3.30m maximum )

### Bedroom Two

12' 4" maximum x 10' 9" maximum ( 3.76m maximum x 3.28m maximum )

### Bedroom Three

8' 10" maximum x 7' 8" maximum ( 2.69m maximum x 2.34m maximum )

## Second Floor

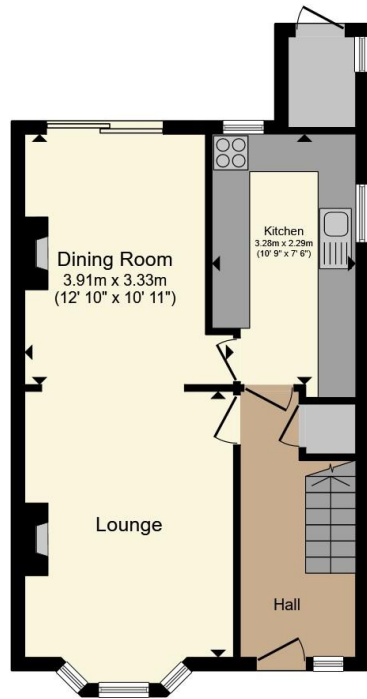
### Loft Room

15' 3" x 13' 8" ( 4.65m x 4.17m )

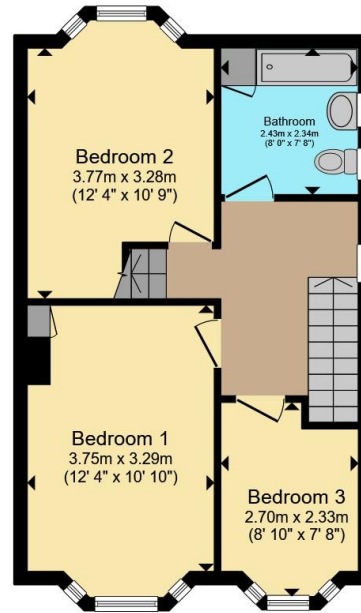




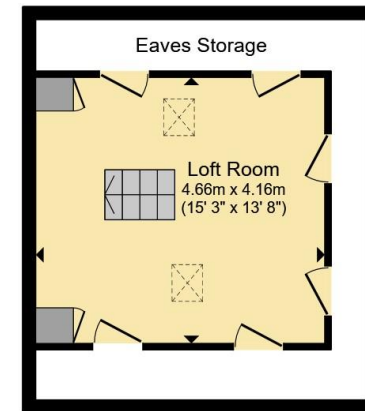




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 113.2 m<sup>2</sup> (1,218 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: Awaited  
 Council Tax Band: B

Tenure: Freehold

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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.

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