



Connells

Hillsborough
Plymouth



Property Description

We are delighted to present this immaculate three bedroom detached residence to the market, beautifully arranged over three floors, situated in a desirable location. Benefiting from three double bedrooms, open plan kitchen/lounge/diner, utility room, garden room, roof terrace, car port and driveway.

Located in the sought-after location of Mannamead, close to a host of local amenities such as an array of shops and restaurants whilst being a stone's throw from the city centre and offering easy access to the A38 and main transport links.

This incredible residence offers modern interior throughout with an open-plan kitchen/lounge/dining area with the kitchen offering beautiful matching wall and base units and premium built-in appliances, and double sliding patio doors out onto to your own private balcony, a W.C. and a statement spiral staircase up to the second floor where you will find two spacious double bedrooms, a further good-sized double bedroom and a luxury family bathroom comprising walk-in shower, hand basin and W.C.

This detached home also offers a roof terrace with far-reaching panoramic views, garden room and utility room as well as offering a private driveway and car port.

EARLY VIEWINGS ADVISED!

Ground Floor

Entrance Lobby

Utility Room

9' 7" x 7' 9" (2.92m x 2.36m)

Garden Room

12' 8" x 8' 6" (3.86m x 2.59m)

First Floor

Open Plan Lounge/Kitchen/Diner

18' 2" x 12' 2" (5.54m x 3.71m)

Open Plan Lounge/Kitchen/Diner

14' 2" x 12' 11" (4.32m x 3.94m)

W.C.

Second Floor

Bedroom One

14' 2" x 12' 8" (4.32m x 3.86m)

Bedroom Two

12' 2" x 11' 5" (3.71m x 3.48m)

Bedroom Three

9' 9" Max x 7' 11" Max (2.97m Max x 2.41m Max)

Bathroom

Third Floor

Roof Terrace

34' 8" Max x 18' 3" Max (10.57m Max x 5.56m Max)



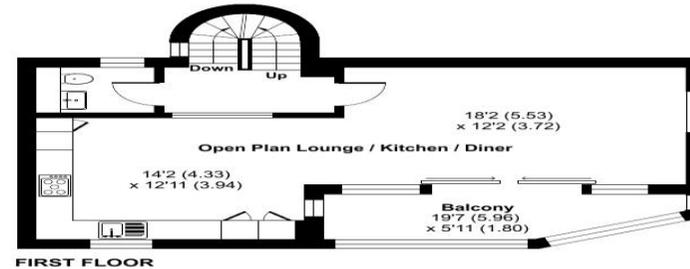
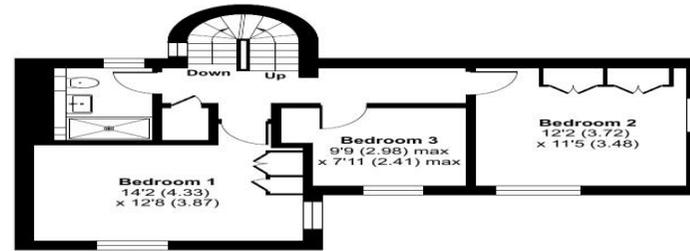
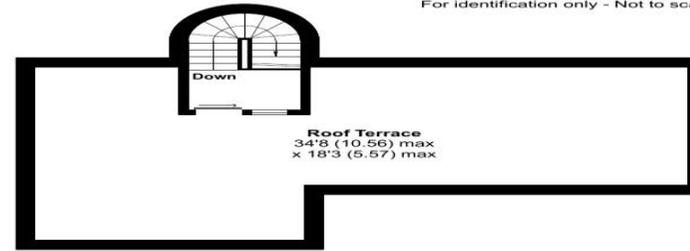




Hillsborough, Plymouth, PL4

Approximate Area = 1901 sq ft / 176.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1415275

To view this property please contact Connells on

T 01752 674 467

E plymouth@connells.co.uk

32 Mannamead Road
PLYMOUTH PL4 7AA

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313321



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: PLH313321 - 0002