



**Connells**

Lands Park  
Plymouth



### Property Description

Beautiful Four-Bedroom Detached Home in a Sought-After Location -

This impressive property offers generous living space with three reception rooms, including a large kitchen/diner perfect for family gatherings. The master bedroom features an ensuite, complemented by a modern family bathroom, utility room, and downstairs W.C.

Outside, enjoy a private enclosed garden and the convenience of a driveway for off-road parking.

### Entrance Hallway

Stairs rising to the first floor. Radiator. Double glazed window to the front and side elevation.

### Living Room

19' 10" max x 10' 6" max ( 6.05m max x 3.20m max )

Dual aspect double glazed windows to the side and rear elevations. Feature fireplace. Radiator.

### Kitchen/Diner

28' 11" max x 11' 7" max ( 8.81m max x 3.53m max )

A range of wall and base units with worktops above. Stainless steel sink and drainer with mixer tap. Cooker point. Space for under counter appliances including plumbing for a dishwasher. Radiator. Double glazed window to the front elevation. Dining area with ample space for table and chairs. Radiator. Double glazed French doors to the rear elevation.

### Laundry Room

9' 10" max x 5' 8" max ( 3.00m max x 1.73m max )

Wall and base units with worktops above. Stainless steel sink and drainer. Double glazed window to the rear elevation. Boiler. Radiator. Double glazed uPVC door to the side elevation.

### Family Room

10' 1" x 8' 4" ( 3.07m x 2.54m )

Double glazed windows to the front and side elevations.

### Downstairs W.C.

Low level w.c. and a pedestal sink unit. Double glazed window to the side elevation.

### Upstairs Landing

Loft access hatch - partly boarded loft. Double glazed window to the side elevation. Radiator.

### Bedroom 1

18' 2" x 10' 11" ( 5.54m x 3.33m )

Master bedroom with two double glazed windows to the front elevation. Radiator. Door to the en-suite.

### En-Suite

Large walk in shower enclosure, low level w.c. and pedestal sink. Radiator. Double glazed windows to the front and side elevations.

## Bedroom 2

14' 11" max x 10' 6" max ( 4.55m max x 3.20m max )

Double glazed window to the rear elevation.  
Radiator.

## Bedroom 3

13' 5" max x 10' 5" max ( 4.09m max x 3.17m max )

Double glazed window to the rear elevation.  
Radiator.

## Bedroom 4

9' 4" max x 7' max ( 2.84m max x 2.13m max )

Double glazed window to the side elevation.  
Radiator.

## Bathroom

Panel bath, separate walk in shower enclosure, low level w.c. and a pedestal sink.  
Radiator. Double glazed window to the side elevation.



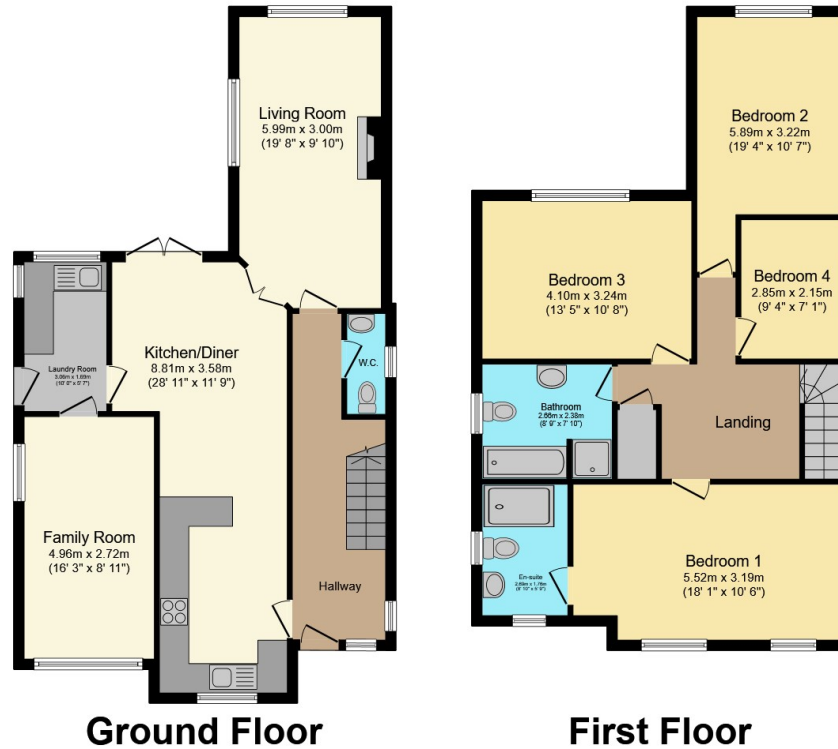
## Outside

To the front elevation there is a driveway and to the rear is an enclosed garden.









**Total floor area 151.5 m<sup>2</sup> (1,631 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)



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EPC Rating: D Council Tax Band: D

Tenure: Freehold

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