



Connells

Hickory Drive
Plymouth



Property Description

Situated within the ever-popular residential location of Hickory Drive, this beautifully presented chain-free two double bedroom semi-detached home offers an exceptional opportunity for first-time buyers, downsizers and investors alike. Occupying an enviable plot, the property benefits from a private driveway, garage and an enclosed, private rear garden, creating the perfect balance of indoor and outdoor living.

Upon entering, you are welcomed by a bright entrance hallway with stairs rising to the first floor. The generously proportioned living room provides an inviting space to relax and entertain, flowing effortlessly through to the well-appointed kitchen/dining room, offering ample worktop and storage space together with room for family dining. A double-glazed door provides direct access to the private rear garden, which is predominantly laid to lawn and enjoys a sunny southerly aspect.

The first floor boasts two excellent-sized double bedrooms, both offering comfortable and versatile accommodation, complemented by a modern family bathroom.

Externally, the property continues to impress with a private driveway providing off-road parking, a garage offering additional storage or secure parking, and a delightful enclosed rear garden, ideal for enjoying the warmer months. Offered to the market with no onward chain, this wonderful home combines a desirable location with spacious accommodation.

Entrance Hall

Double glazed door to the front aspect, stairs to first floor, radiator

Lounge

14' 6" max x 10' 5" max (4.42m max x 3.17m max)

Double glazed window to the front aspect, storage cupboard, radiator

Kitchen/Diner

13' 7" max x 11' 3" max (4.14m max x 3.43m max)

Double glazed window to the rear aspect, fitted kitchen with wall and base units, space for cooker, fridge freezer and washing machine, sink and draining board with mixer tap, door access to rear garden, radiator

Landing

Storage cupboard, loft access

Bedroom One

13' 4" max x 9' 10" max (4.06m max x 3.00m max)

Double glazed window to the front aspect, two storage cupboards, radiator

Bedroom Two

12' 11" max x 8' 3" max (3.94m max x 2.51m max)

Double glazed window to the rear aspect, radiator

Bathroom

Double glazed window to the rear aspect, bath with shower over, wash hand basin, low level WC. radiator

Rear Garden

Enclosed and private rear garden with patio area, laid to lawn, access to the garage

Garage

20' 8" max x 8' 4" max (6.30m max x 2.54m max)

Up and over door, double glazed door to the rear

Driveway

Private driveway with parking in front of garage

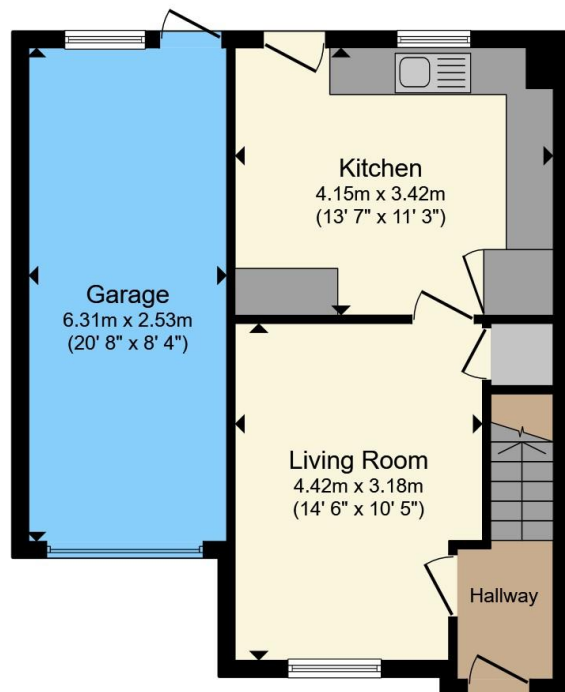
Agents Note

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.

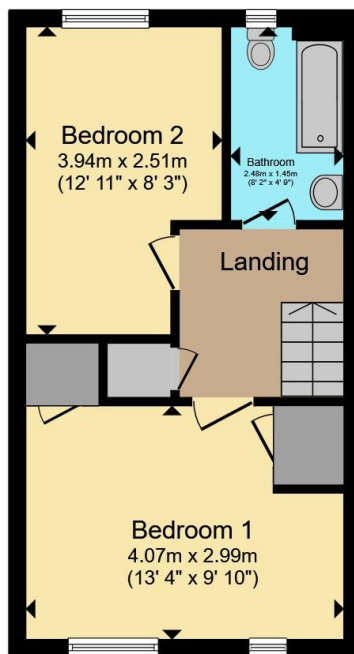
Agents Note

Vendor has agreed to replace the garage door with an up and over door and replace the pane of glass to the rear garage door.,





Ground Floor



First Floor

Total floor area 80.5 m² (866 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: B

view this property online connells.co.uk/Property/PLN307720

Tenure: Freehold



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