



Connells

Kirkwall Road
Plymouth



Property Description

This well-presented two-bedroom home offers modern accommodation with neutral decor throughout, ideal for comfortable everyday living.

The property opens into a bright and spacious living room featuring an attractive fireplace and patio doors leading directly to the rear garden, creating a light and welcoming space.

The modern fitted kitchen features sleek cabinetry and a marble-effect splashback, complemented by an integrated oven and grill, gas hob, extractor hood, integrated washer/dryer, and integrated dishwasher, with ample worktop and storage space for practical daily use.

Upstairs are two well-proportioned bedrooms, with the main bedroom benefiting from fitted mirrored wardrobes, along with a versatile home office or study offering extensive built-in storage.

The contemporary bathroom is finished to a high standard with a large walk-in shower and modern vanity unit.

Outside, the private rear garden is well landscaped, featuring a paved patio, neatly maintained lawn, raised decked seating areas, and a garden shed/summerhouse with glazed double doors.

Overall, this is an attractive and well-maintained home with flexible living space and excellent outdoor areas, suitable for a range of buyers.

Front Of House

A neatly maintained front garden sits between

the property and the pavement. The garden includes:

A straight concrete pathway leading from the pavement to the front door

Trimmed hedging forming a low boundary to the front

A variety of established shrubs and plants,

Hallway

Upon entrance, stair leading to first floor. Door leading to kitchen and a door to the right leading to the lounge.

Lounge

15' 10" x 10' 6" (4.83m x 3.20m)

Double glazing window to the front elevation. White radiator. At the far end is a set of white-framed double glazing French doors with full-length glass panes leading to the rear garden. The fireplace is a white-painted, traditional-style surround integrated into the left-hand wall of the living room.

Kitchen

16' 2" x 13' 8" (4.93m x 4.17m)

A range of matching wall and base units with worktops above. Double glazing window to the front elevation. The oven is a tall, stainless steel, built-in unit housed within a full-height cabinet. The cooker consists of a gas hob set into the countertop to the left of the ovens.

The hob includes:

Multiple gas burners with metal pan supports. Above the hob is a black angular extractor hood, mounted against the wall. Stainless steel sink and drainer with dual mixer tap. A second double glazing window to the rear elevation. Built in under-stair storage cupboard. Space for fridge/freezer. Obscured double glazing door leading to rear garden. The splashback is a marble-effect panel installed behind the cooker and along the countertop area. It has a light grey and white base with subtle, natural-looking veining that closely resembles polished marble. The property includes a fully integrated oven with grill, an integrated washer/dryer, and an integrated dishwasher.

First Floor

Landing

Double glazing window to the rear elevation.

Bedroom 1

16' 2" x 8' 4" (4.93m x 2.54m)

Double glazing window to the front elevation. White radiator. A second double glazing window to the rear elevation. Full-length fitted wardrobe with sliding mirrored doors.

Bedroom 2

10' 9" x 9' 10" (3.28m x 3.00m)

Currently being used as an office. A built-in, L-shaped desk and storage unit. Floor-to-ceiling shelving units are integrated into the fitted furniture. Double glazing window to the front elevation. Built in storage cupboard.

Bathroom

A large walk-in shower enclosure with a clear glass screen and chrome framing.

The shower tray is white and set level with the floor, The shower interior features light grey, textured wall panels with a subtle speckled finish.

A chrome shower system is installed, including:

A fixed overhead shower head

A handheld shower attachment. Centrally positioned is a white vanity unit with smooth, handle-less cabinet doors.

A curved white ceramic basin sits on top of the vanity with a chrome mixer tap. Obscured double glazing window to the rear elevation.

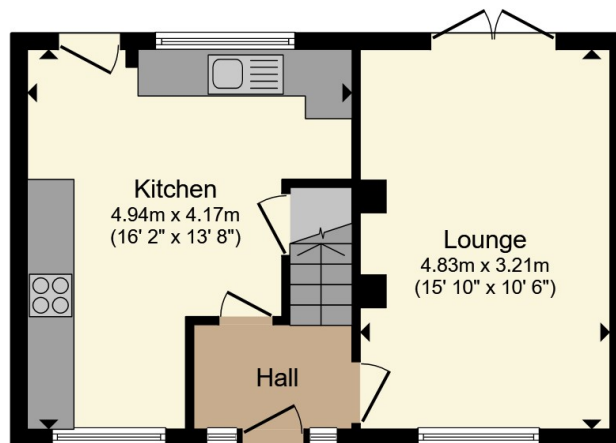
Rear Garden

Extending directly from the rear of the house is a paved patio, finished in light grey slabs. Beyond the patio is a well-kept green lawn, occupying the majority of the garden. A raised decked terrace at the rear of the garden. A timber garden shed, painted in a soft pastel green.

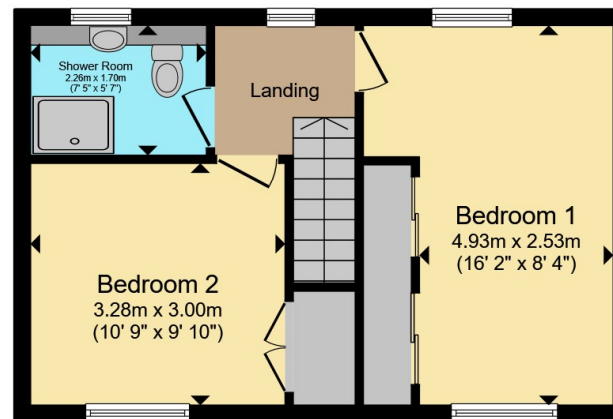








Ground Floor



First Floor

Total floor area 73.1 m² (787 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: A

Tenure: Freehold

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