



**Connells**

Kilmar Street  
Plymouth



### Property Description

Situated within the highly sought-after Saltram Meadow development in Plymstock, this substantial and beautifully presented four-bedroom family home is arranged over three spacious floors and offers stylish, modern living throughout.

Finished to an exceptional standard, the heart of the home is the stunning high-end open-plan kitchen/dining room, thoughtfully designed to create the perfect space for both everyday family life and entertaining guests. Complementing this is a bright and welcoming lounge, whilst a practical utility room adds convenience to daily living.

The accommodation is generously proportioned across all three floors and comprises four well-appointed bedrooms, including an impressive principal bedroom benefitting from its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms on the second floor, whilst an additional shower room on the first floor provides further flexibility for busy households.

Externally, the property continues to impress with an attractive enclosed garden, beautifully enhanced by a charming thatched gazebo, creating an ideal setting for outdoor dining, relaxation and entertaining. A driveway and garage provide ample parking and storage.

Combining generous living space, stylish interiors and a desirable location, this outstanding home offers a fantastic opportunity for families seeking a modern property within one of Plymstock's most popular residential developments.

### Ground Floor

#### Entrance Hallway

Stairs rising to the first floor. Radiator.

#### Kitchen/Dining Room

23' 5" max x 14' 3" max ( 7.14m max x 4.34m max )

Impressive open plan kitchen and dining space. The kitchen comprises of a range of matching full height and base units with complimentary worktops above. Inset sink with stainless steel Quooker mixer tap. Integrated appliances including an oven, countertop hob, dishwasher and a fridge freezer. Peninsular island featuring an induction hob with a built in downdraft extractor. Double glazed French doors lead out to the garden and there is a double glazed window above the sink bringing in lots of natural light. The floor is tiled throughout. There is ample space for a dining table and chairs. Two radiators. An additional double glazed window to the side. Access to understairs storage cupboard.

#### Utility Room

9' 2" x 7' 9" ( 2.79m x 2.36m )

Conveniently located next to the kitchen is a good size utility room. Full height storage cupboards. Space for a double fridge freezer. Worktop with space beneath for a washing machine and tumble dryer. Double glazed uPVC door.

## W.C.

Low level w.c. and a pedestal sink. Extractor fan. Radiator. Obscured double glazed window to the side elevation.

## First Floor

### Landing

Radiator.

### Living Room

24' 6" max x 11' 6" max ( 7.47m max x 3.51m max )

Lovely bright and welcoming lounge. Double glazed windows to the rear elevation. Two radiators.

### Bedroom 2

14' 2" max x 7' 10" max ( 4.32m max x 2.39m max )

Two double glazed windows to the front elevation. Radiator.

### Shower Room

Corner enclosure with electric shower, low level w.c. and a pedestal sink. Radiator. Extractor fan. Obscured double glazed window.

## Second Floor

### Landing

Loft access hatch. Radiator.

### Bedroom 1

13' 3" max x 10' 10" max ( 4.04m max x 3.30m max )

Double glazed window to the rear elevation. Built in wardrobes. Radiator.

### En-Suite

Shower enclosure, low level w.c and a pedestal sink. Radiator. Extractor fan. Obscured double glazed window.

### Bedroom 3

14' 2" max x 7' 4" max ( 4.32m max x 2.24m max )

Two double glazed windows to the front elevation. Radiator.

### Bathroom

Panel bath, low level w.c. and a pedestal sink. Radiator. Extractor fan.

### Bedroom 4

11' 5" max x 7' 11" max ( 3.48m max x 2.41m max )

### Outside

The property benefits from a driveway at the front leading to the garage. The rear garden is beautifully landscaped with a decked seating area, lawn and chippings. The garden also features a thatch roof circular wooden gazebo with curved dining bench set.

### Garage

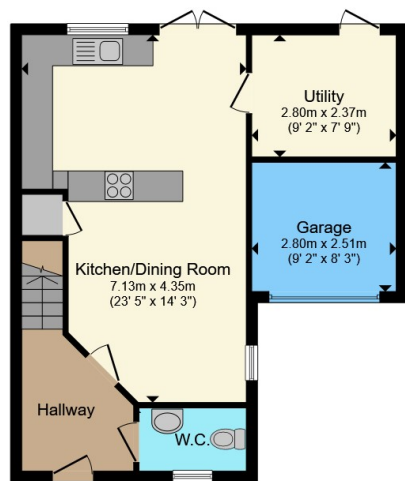
9' 2" x 8' 3" ( 2.79m x 2.51m )

Up and over door to the front Power and light.





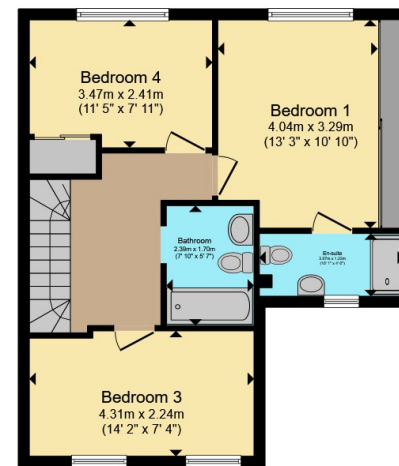




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 155.9 m<sup>2</sup> (1,678 sq.ft.) approx

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EPC Rating:  
Awaited

Council Tax  
Band: E

Tenure: Freehold

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