



Not for marketing purposes INTERNAL USE ONLY

Whitleigh Green  
PLYMOUTH



## Property Description

This well-presented two-bedroom home offers stylish, modern living in a popular residential area. The bright lounge features neutral decor, a contemporary fireplace, and large sliding doors opening to the garden. The modern kitchen includes sage-green units, integrated appliances, and a pleasant garden outlook. Upstairs are two well-proportioned bedrooms and a contemporary shower room finished in neutral tiling. Outside, the generous rear garden provides a mix of patio, lawn, decking, and a children's play area, all fully enclosed with the added benefit of a storage shed. Ready to move straight into, this home offers an ideal blend of comfort, practicality, and outdoor space.

## Front Of House

White porch attached to the front entrance. It has:

Transparent panels on the roof and sides.

A white framed door and windows. A paved pathway and patio area stretches from the front boundary to the house, made up of large square paving slabs in mixed tones of beige, terracotta and light brown. To the left is a rectangular lawn with neatly kept grass.

The garden is bordered by low walls, creating a sense of separation from neighbouring properties.

## Hallway

White storage cupboards run vertically up the

wall. These cupboards have traditional paneled doors. Stairs leading to first floor. Doorway leading to the kitchen. Door to the right leading to the lounge.

## Lounge

15' 10" x 10' 8" ( 4.83m x 3.25m )

Double glazing window to the front elevation. The fireplace features a clean, modern design set within a white, box-shaped chimney breast. A wooden mantel ledge runs horizontally around the chimney breast at mid-height. Below the mantel is a recessed fire alcove with straight, squared edges. Inside the alcove sits a black electric or log-style stove. A second double glazing bay window to the rear elevation.

## Kitchen/Diner

16' 1" x 10' 8" ( 4.90m x 3.25m )

A range of matching wall and base units and worktops above. The cabinetry is finished in a soft sage-green colour, upper units include glass-fronted doors, The worktops have a light wood-effect finish. A built-in electric hob beneath a curved glass extractor hood. Double glazing window to the front elevation. Stainless-steel sink sits below a wide window with dual mixer tap. The tiles in this kitchen form a patchwork-style backsplash that runs along the length of the worktop. A built-in stainless-steel microwave and oven stacked vertically for convenience. Built in oven. The door is a white, wooden-framed internal door featuring a classic and elegant design, with multiple glass panels that run vertically down its length. Open plan dining area. Double glazing window to the rear elevation.

## Landing

Double glazing window to the rear elevation.

## Bedroom 1

16' 1" x 10' 8" ( 4.90m x 3.25m )

Double glazing window to the front elevation. a second double glazing window to the rear elevation. White radiator sits beneath the window.

## Bedroom 2

10' 9" x 10' 1" ( 3.28m x 3.07m )

Double glazing window to front elevation. White radiator sits beneath the window.

## Bathroom

On the right-hand side is a curved corner shower enclosure with clear glass sliding doors framed in polished chrome. Inside, the shower features:

A wall-mounted shower unit with an attached hose.

A grab rail. To the left of the shower, beneath the window, is a modern white basin unit with a smooth, integrated design. It includes:

A chrome mixer tap,

A curved front for softer lines. A chrome heated towel rail is mounted on the right wall. A close coupled toilet. Obscured double glazing window to the rear elevation.

## Rear Garden

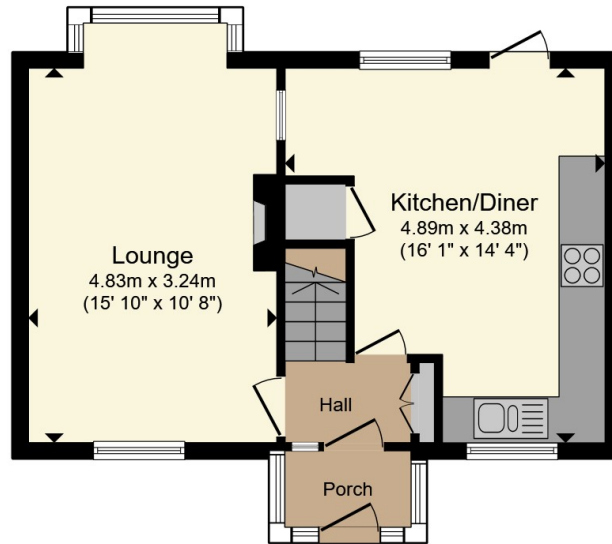
Directly behind the house is a paved patio area running the width of the property. In the

foreground, there is a raised wooden decked area. A raised lawn section runs through the middle of the garden. The entire garden is enclosed by high timber fencing, offering excellent privacy.

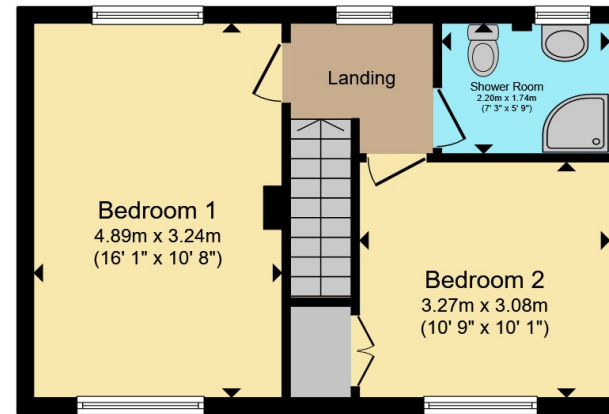








**Ground Floor**



**First Floor**

Total floor area 76.4 m<sup>2</sup> (822 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)



To view this property please contact Connells on

**T 01752 351616**  
**E [stbudeau@connells.co.uk](mailto:stbudeau@connells.co.uk)**

15 Victoria Road St Budeaux  
 PLYMOUTH PL5 1RW

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBU109744 - 0002