



**Connells**

Clifton Close  
Plymouth





## Property Description

This beautifully renovated detached bungalow is situated in the sought-after Clifton Close area.

The property boasts two spacious double bedrooms, a stunning new modern kitchen, and a contemporary bathroom featuring a freestanding bath and separate shower cubicle. The light and airy open-plan lounge, dining area, and kitchen are finished with elegant white high-gloss floor tiles and benefit from two patio doors leading to the landscaped rear garden.

The garden offers a patio area, lawn, and mature fruit trees, perfect for outdoor living. The garage has been thoughtfully converted into a laundry room and gym but can easily be reverted to its original use.

Additional features include off-road parking at the front, a shared driveway, and excellent transport links with easy access to the A38 Devon Expressway, main bus routes, and local amenities.

## Entrance Hall

Double glazed door to the front elevation, door access to the lounge, kitchen, bedrooms and bathroom, storage cupboard, loft access

## Lounge

19' 1" max x 9' 10" max ( 5.82m max x 3.00m max )

Two double glazed patio doors leading to the rear garden, white high gloss tiled floor, open plan to dining room and kitchen, vertical radiator

## Dining Room/Kitchen

30' 7" max x 10' 2" max ( 9.32m max x 3.10m max )

Open plan kitchen/diner, fitted kitchen with wall and base units, integrated electric oven and induction hob, extractor hood, integrated dishwasher and fridge freezer, sink and draining board with mixer tap, white high gloss floor tiles, two vertical radiators

## Bedroom One

13' 8" max x 11' 10" max ( 4.17m max x 3.61m max )

Two double glazed windows to the front and side aspect, built in wardrobe, radiator

## Bedroom Two

13' 2" max x 10' 2" max ( 4.01m max x 3.10m max )

Two double glazed windows to the front aspect, two fitted wardrobes, vertical radiator

## Bathroom

9' 10" max x 5' 10" max ( 3.00m max x 1.78m max )

Two double glazed windows to the side aspect, freestanding oval bath, separate shower cubicle, concealed wc cistern, wash hand basin and vanity unit, fully tiled, radiator

## Laundry Room

7' 6" max x 5' 3" max ( 2.29m max x 1.60m max )

Double glazed window to the side elevation, plumbing for washing machine

## Gym

9' 7" max x 7' 5" max ( 2.92m max x 2.26m max )

Currently used as a gym

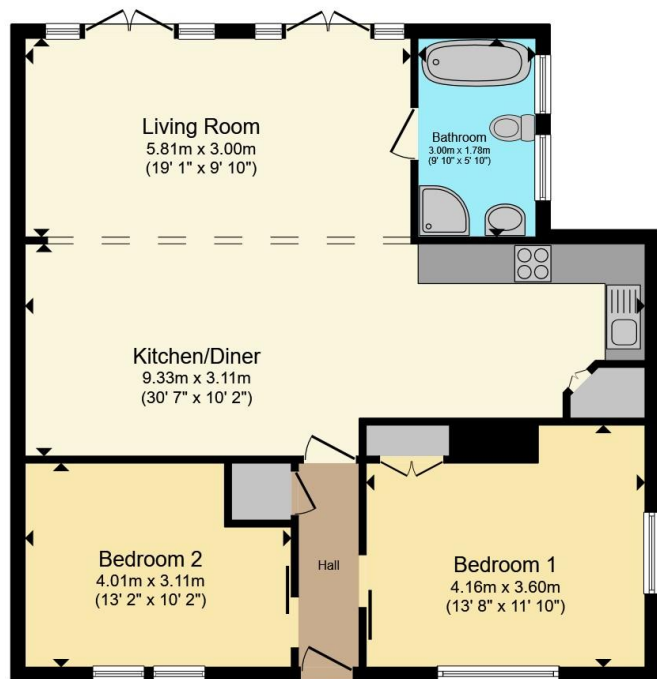
## Rear Garden

Landscaped patio area and laid to lawn with fruit trees

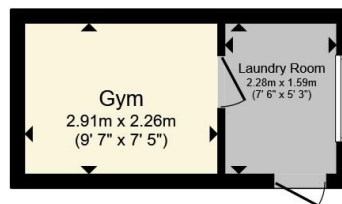
## Parking

Off road parking space to the front, shared driveway





**Ground Floor**



**Outbuilding**

Total floor area 94.1 m<sup>2</sup> (1,013 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)

**Connells**



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EPC Rating: D Council Tax  
Band: B

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Tenure: Freehold



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