



Connells

Merafield Drive
Plymouth

Merafield Drive
Plymouth PL7 1TP

for sale offers in excess of
£270,000



Property Description

This beautifully extended four bedroom older-style property offers a wonderful blend of character, charm and modern living, all set against a backdrop of widespread views.

The accommodation is both spacious and versatile, with a generous master bedroom benefiting from an en-suite, complemented by a contemporary shower room serving the remaining bedrooms. At the heart of the home is a characterful kitchen, combining traditional features with practical modern touches, creating an inviting space ideal for everyday family life and entertaining.

Externally, the property enjoys both front and rear gardens, providing excellent outdoor space to relax, entertain or enjoy the far-reaching outlook.

This attractive home perfectly balances period charm with thoughtful extension, making it an ideal choice for buyers seeking space, views and individuality.

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.

Entrance Hall

Stairs rising to the first floor. Radiator.

Living Room

13' 11" max x 11' 4" max (4.24m max x 3.45m max)

Cosy living room with a beautiful fireplace with cast iron insert. Double glazed window to the front enjoying widespread views. Radiator.

Dining Room

17' 7" max x 9' 11" max (5.36m max x 3.02m max)

Adjacent to the kitchen is a spacious, versatile dining room which could also be used as a reception room. Double glazed window to the front elevation. Radiator. Double glazed French doors to the rear providing access to the garden.

Kitchen

14' 10" max x 9' 11" max (4.52m max x 3.02m max)

The property boasts an attractive kitchen featuring a range of matching wall and base units with worktops above. Double Belfast sink with mixer tap. Breakfast bar with seating space beneath. Space for a range style cooker with an extractor hood above. Plumbing for a washing machine. Space for a fridge freezer. Storage cupboard. Radiator. Double glazed window to the rear and a double glazed French doors opening out to the garden.

Upstairs Landing

Loft access hatch.

Bedroom 1

14' 5" x 8' 10" (4.39m x 2.69m)

Double glazed window to the front elevation. Radiator. Door to en-suite.

En-Suite

Freestanding claw foot bath with mixer shower attachment, traditional style heated towel rail and matching traditional style toilet and sink. Obscured double glazed window to the front.

Bedroom 2

10' 3" x 8' 7" (3.12m x 2.62m)

Double glazed window to the front elevation. Radiator.

Bedroom 3

9' 5" x 8' 5" (2.87m x 2.57m)

Double glazed window to the rear elevation. Radiator.

Bedroom 4

8' 11" x 6' 8" (2.72m x 2.03m)

Double glazed window to the rear elevation. Radiator.

Shower Room

Corner shower enclosure, vanity sink unit and low level w.c. Traditional style heated towel rail. Obscured double glazed window to the rear elevation.

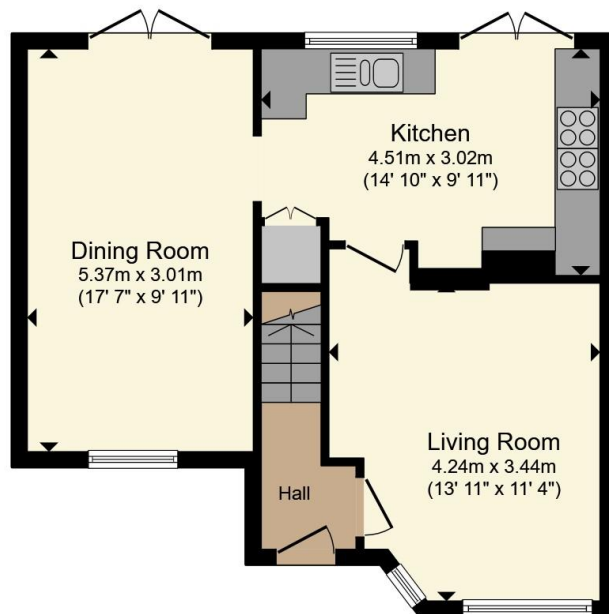
W.C.

Low level w.c. and a wash hand basin.

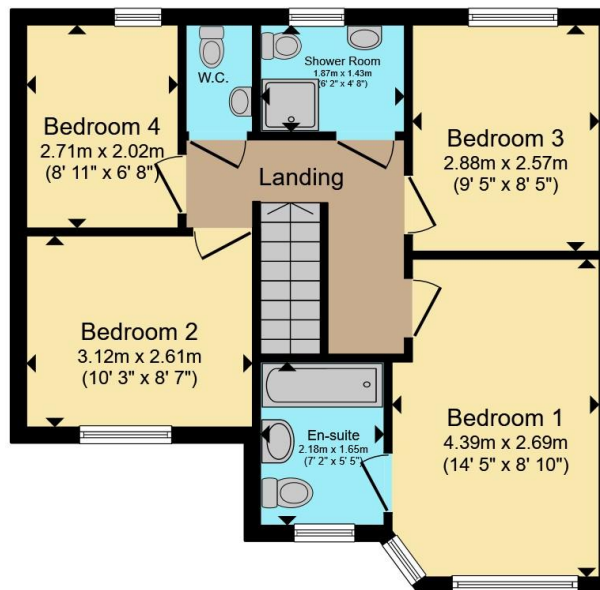
Outside

There is a driveway and garden to the front with a range of plants and shrubs. The rear garden has been landscaped into different areas including patio seating areas and lawn.





Ground Floor



First Floor

Total floor area 97.0 m² (1,044 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: C

view this property online connells.co.uk/Property/PLN307598

Tenure: Freehold



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