



Connells

Grantham Close
Plymouth



Property Description

Stunning Four-Bedroom Semi-Detached Family Home with Exceptional Upgrades

This fantastic four-bedroom semi-detached home offers spacious, stylish accommodation throughout and has been significantly enhanced by the current owners, making it an ideal choice for modern family living.

Occupying an enviable plot, the property benefits from a generous driveway providing off-road parking for up to four or five vehicles, together with a carport and garage.

Upstairs, the property boasts four spacious bedrooms, all beautifully presented, along with a contemporary family bathroom finished to a high standard.

The ground floor has been thoughtfully designed to maximise space and functionality, featuring a superb open-plan kitchen, dining and living area, creating the perfect hub for family life and entertaining. A bright conservatory overlooks the rear garden, providing additional reception space, while a convenient downstairs WC and useful storage cupboards complete the accommodation.

Landscaped, low-maintenance rear garden with patio area ideal for outdoor dining and relaxing. The garage provides additional storage or secure parking.

Further benefits include gas central heating, double glazing, and wonderful views. Ideally situated close to Saltram, the property enjoys easy access to local amenities, schools and transport links.

This exceptional home truly must be viewed to fully appreciate the quality, space and lifestyle it has to offer.

Entrance Hall

Double glazed door to the front aspect, stairs to first floor, door access to downstairs WC and lounge, radiator

Lounge/Diner

28' 3" max x 12' 4" max (8.61m max x 3.76m max)

Double glazed window to the front aspect, access to the dining room, double glazed patio doors to the rear aspect, two radiators

Kitchen

10' 2" max x 9' 6" max (3.10m max x 2.90m max)

Double glazed window to the rear aspect, modern fitted kitchen with wall and base units, integrated cooker, fridge freezer, dishwasher, wine cooler, induction hob, extractor hood, double glazed door to the side aspect

Sunroom

7' 1" max x 6' 9" max (2.16m max x 2.06m max)

UPVC surround with side access to the rear garden with stunning views

Downstairs Wc

Single pane glass window to the side aspect, low level WC, wash hand basin, storage cupboard, radiator

Landing

Single pane glass window to the side aspect, storage cupboards, loft access

Bedroom One

17' 5" max x 9' 2" max (5.31m max x 2.79m max)

Double glazed window to the front aspect, fitted wardrobes, radiator

Bedroom Two

10' 6" max x 8' 2" max (3.20m max x 2.49m max)

Double glazed window to the rear aspect, stunning views, radiator

Bedroom Three

11' 4" max x 7' 7" max (3.45m max x 2.31m max)

Double glazed window to the front aspect, radiator

Bedroom Four

8' 7" max x 6' 9" max (2.62m max x 2.06m max)

Double glazed window to the rear aspect, stunning views, radiator

Bathroom

Double glazed window to the side aspect, modern suite comprising of bath with shower over, wash hand basin and vanity unit, concealed WC cistern, chrome ladder towel rail

Front Garden

Laid to lawn with shrubs

Rear Garden

Fantastic sized rear garden with panoramic views over Plympton and Dartmoor. Tiered garden with a large patio area and a laid to lawn area.

Garage

17' 8" max x 7' 5" max (5.38m max x 2.26m max)

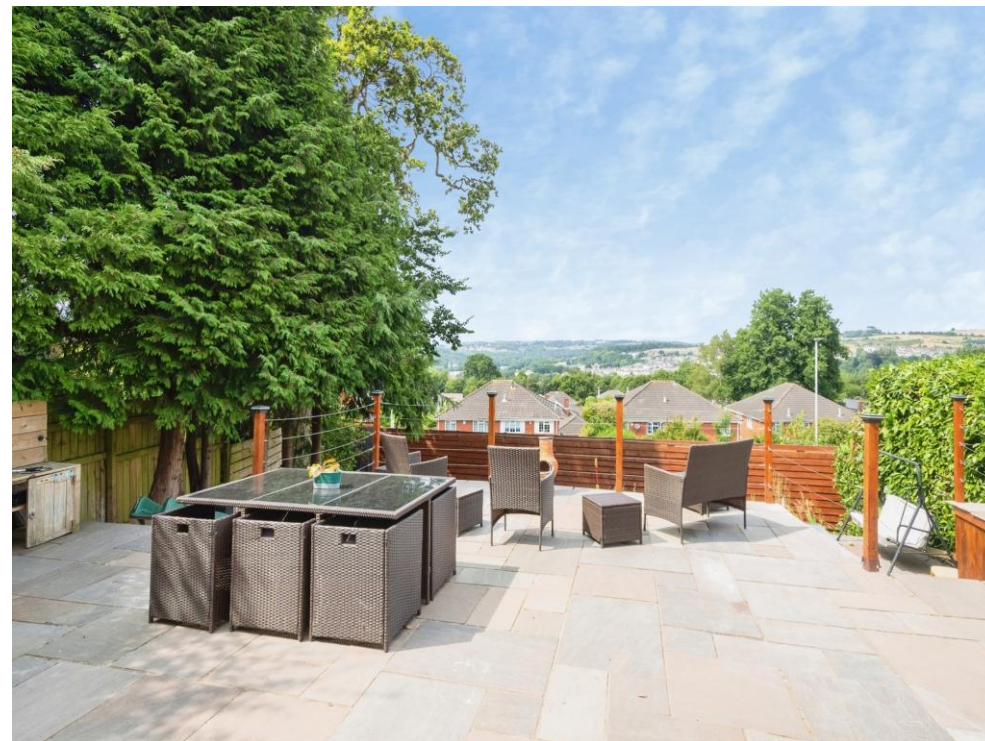
Up and over door

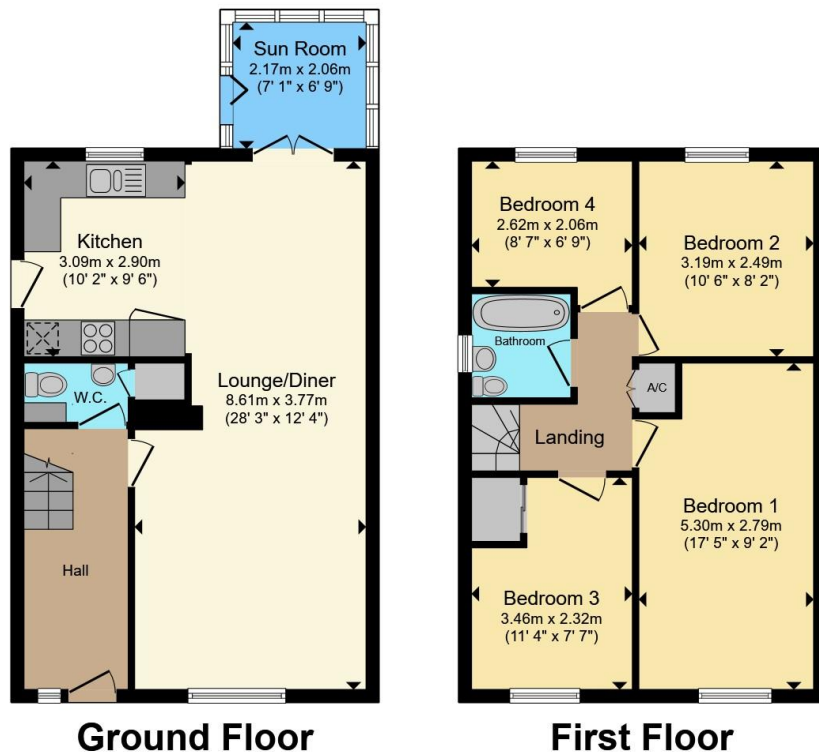
Driveway

Ample driveway for 4/5 cars

Agents Note

We are aware that there is a Tree Protection Order in place. Please ask your conveyancer to undertake the required checks.





Total floor area 100.8 m² (1,085 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



To view this property please contact Connells on

T 01752 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
 PLYMOUTH PL7 2HN

EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/PLN307714

Tenure: Freehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLN307714 - 0004