



Connells

Perryman Close
Plymouth



Property Description

Beautifully presented and thoughtfully extended, this impressive three bedroom family home is situated in a quiet cul-de-sac offering excellent access to sought-after schools and local amenities. The property has been enhanced with a contemporary finish throughout, creating a stylish yet welcoming space ideal for modern family living.

The accommodation features a light and airy lounge that flows seamlessly into a separate dining room, perfect for entertaining or family meals. From here, sliding doors lead into the bright sun room, offering an ideal spot to relax while overlooking the garden. The modern kitchen provides direct access to the rear garden and is well-designed with ample storage and workspace.

Upstairs, the property offers three bedrooms and an office room, including a master bedroom with a contemporary ensuite shower room. A modern family bathroom completes the first-floor accommodation.

Externally, the home boasts a beautifully maintained rear garden arranged over three tiers. The first tier features a patio area ideal for outdoor dining, the second is laid to lawn with a greenhouse, and the upper tier offers a generous decking area complete with a summerhouse—perfect for summer evenings or as a peaceful retreat.

To the front, a private driveway provides off-road parking for up to three cars and leads to a garage for additional storage or secure parking.

Located within easy reach of Boringdon Primary School and Hele's School, the property is ideal for families.

Entrance Porch

Double glazed door to the front aspect, wooden door to lounge

Lounge

16' 8" max x 12' 10" max (5.08m max x 3.91m max)

Double glazed window to the front aspect, feature fireplace, doors to dining room, understairs storage, radiator

Dining Room

10' 10" max x 9' max (3.30m max x 2.74m max)

Double glazed sliding doors to the rear aspect leading to sun room, door access to kitchen, radiator

Kitchen

12' 2" max x 10' 10" max (3.71m max x 3.30m max)

Two double glazed windows to the rear aspect, fitted kitchen with wall and base units, built in oven and microwave, 4 ring gas hob, extractor hood, one and half bowl sink and draining board with mixer tap, double glazed door to the rear aspect

Sun Room

10' 7" max x 8' 7" max (3.23m max x 2.62m max)

Double glazed windows and door to the side aspect

Landing

Door access to bedrooms and bathroom, loft access

Bedroom One

13' 2" max x 10' 1" max (4.01m max x 3.07m max)

Double glazed window the front aspect, fitted wardrobes and dressing table, radiator, door access to ensuite

En-Suite

Double glazed obscured window to the front aspect, walk in shower cubicle with electric shower, wash hand basin and vanity unit, concealed WC cistern, storage cupboard, ladder towel rail

Bedroom Two

10' 9" max x 10' max (3.28m max x 3.05m max)

Double glazed window to the rear aspect, storage cupboard housing the boiler, radiator

Bedroom Three

9' 7" max x 7' 3" max (2.92m max x 2.21m max)

Double glazed window to the rear aspect, walk through wardrobe, radiator

Office

8' 3" max x 7' 4" max (2.51m max x 2.24m max)

Double glazed window to the front aspect, walk through wardrobe, loft access, radiator

Bathroom

Double glazed obscured window to the rear aspect, bath with shower over, wash hand basin and vanity unit, concealed WC cistern, part tiled, chrome ladder towel rail

Rear Garden

Beautifully maintained over 3 tiers, patio area, laid to lawn with greenhouse and decking area with summer house

Driveway

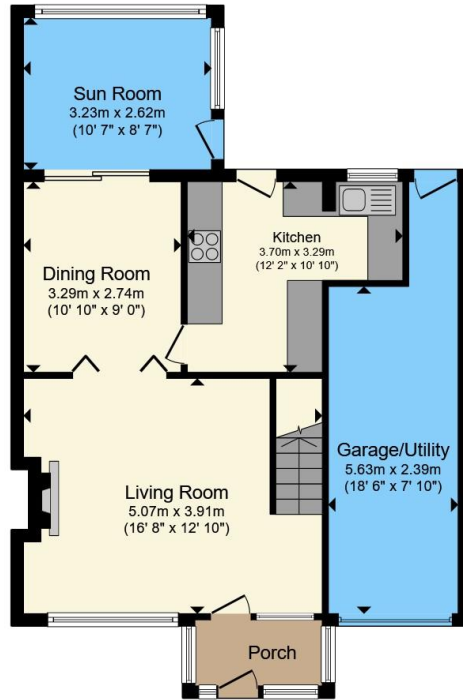
Parking for 3 cars

Garage/ Utility

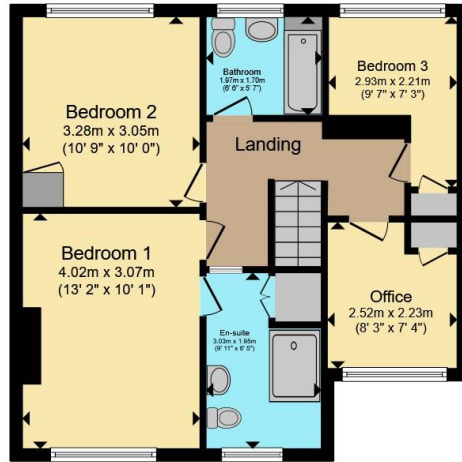
18' 6" max x 7' 10" max (5.64m max x 2.39m max)

Up and over door, plumbing for washing machine





Ground Floor



First Floor

Total floor area 119.0 m² (1,281 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: D Council Tax
 Band: C

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Tenure: Freehold



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