



**Connells**

Draco Drive  
Plymouth



## Property Description

This modern two-bedroom home is beautifully presented throughout, offering bright, stylish living spaces and a practical layout. The entrance hall leads into a welcoming lounge with neutral decor, a feature wall and French doors opening onto the rear garden. The open-plan kitchen and dining area provides a contemporary space with glossy grey cabinets, integrated cooking appliances and patio doors that bring in plenty of natural light.

Upstairs are two well-proportioned bedrooms, including a thoughtfully styled main bedroom with soft neutral tones and excellent storage. The bathroom is modern and well finished, featuring smart grey tiling, a full-size bath and an overhead shower.

Outside, the property offers an enclosed rear garden with a lawn and patio area—ideal for relaxing or entertaining—along with a neat, low-maintenance front approach. Allocated parking space. Overall, this home is move-in ready, combining comfort, style and modern convenience.

## Front Of House

The front of the house features a clean, modern exterior with smooth, light-coloured walls. white front door. Canopy roof.

## Hallway

Upon entering, you step into a bright and neatly presented hallway. Directly ahead is a staircase with a wooden handrail, leading up to the first floor. To the right, a doorway opens

into the lounge.

## Lounge

13' 1" x 12' 4" ( 3.99m x 3.76m )

The lounge is a bright, modern space decorated in soft neutral tones. Tall floor-length double glazing window to the front elevation. White Radiator. Modern glass door leading to the dining room.

## Dining Room

15' 9" x 13' 2" ( 4.80m x 4.01m )

The dining room is a bright and welcoming space with a clean, modern look. full-length double glazing doors, which open out to the garden. Open plan dining room leading to the kitchen.

## Kitchen/Dining Room

15' 9" x 13' 2" ( 4.80m x 4.01m )

The dining room is a bright and welcoming space with a clean, modern look. full-length double glazing doors, which open out to the garden. Open plan dining room leading to the kitchen. This kitchen has a range of matching wall and base units with worktops above, A sleek, modern design with a well-organised layout. The cabinetry is finished in glossy dark grey. Built-in stainless-steel oven, gas hob, and chimney-style extractor hood sit centrally along the back wall. Stain-less steel sink and drainer fitted with a dual mixer tap. Double glazing window to the rear elevation. Space for a free standing fridge/freezer. Undercounter space for a washing machine and a dishwasher. Spotlights.

## W.C

Downstairs W.C

## Bedroom 1

15' 7" x 9' 6" ( 4.75m x 2.90m )

This bedroom is a bright, neatly presented space styled in soft neutral tones. Two double glazing windows to the rear elevation. White Radiator.

## Bedroom 2

15' 11" x 9' 2" ( 4.85m x 2.79m )

This bedroom is a bright, neatly presented space styled in soft neutral tones. Two double glazing windows to the front elevation. White radiator. Built in storage cupboard.

## Bathroom

This bathroom is modern and well-presented, dark textured wall tiles and clean white fixtures. The bathtub runs along the left side, fitted with a curved glass shower screen and a wall-mounted shower with adjustable height. The tiles surrounding the bath extend up the wall. Close-coupled toilet. White pedestal sink. Obscured double glazing window to the side elevation.

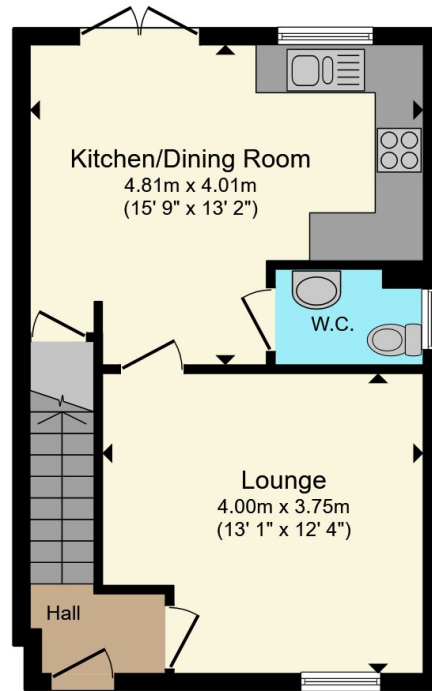
## Rear Garden

The rear garden is an enclosed generous outdoor space consisting mainly of a grassed lawn. A paved patio area sits directly outside the rear French doors. Pathway leading to side gate.

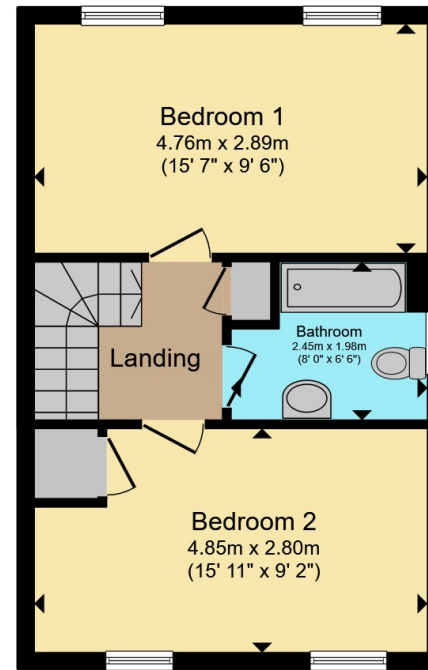








**Ground Floor**



**First Floor**

Total floor area 76.9 m<sup>2</sup> (828 sq.ft.) approx

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EPC Rating: B Council Tax Band: A

Tenure: Freehold

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