



**Connells**

Ashburnham Road  
Plymouth



## Property Description

A well-presented and extended three-bedroom semi-detached home with garage offering bright and spacious accommodation throughout. The property features a welcoming entrance hallway leading to a generous open-plan living and dining area with a feature fireplace, flowing into a modern fitted kitchen with breakfast bar and integrated appliances.

The kitchen provides ample storage and workspace, along with direct access to the rear garden—ideal for everyday family living and entertaining. Upstairs, there are three well-proportioned bedrooms served by a stylish, contemporary shower room finished in neutral tones.

Externally, the property benefits from a low-maintenance rear garden with patio, gravel, and established planting, as well as convenient side access. To the front, there is a paved driveway providing off-road parking, in addition to a garage offering further storage or parking.

This property is ideally suited to families, first-time buyers, or those seeking a comfortable and practical home in a popular residential setting.

## Front Of House

The house is finished in light grey render. The front door is a dark grey composite-style door with a narrow vertical glass panel.

A small white-framed porch structure surrounds the door. Gravel garden and paved driveway. A low white-rendered wall runs along the front boundary. The driveway is

made of brick-patterned paving, extending from the street to the rear garden. At the end of the driveway is a wooden gate with a curved top, providing access to the rear of the property.

## Porch

The property has a small enclosed porch structure at the front, finished in white framing with large windows.

## Hallway

The hallway is light-filled and welcoming, with a clean, traditional layout.

It connects multiple areas, a staircase on the left, a room straight ahead, and another room to the right. Understair storage cupboard. White radiator.

## Lounge

20' 8" x 10' 8" ( 6.30m x 3.25m )

The layout is open and flowing, with no doors between the lounge and the kitchen. A white-painted fireplace surround creates a focal point.

Double glazing to the front elevation. White radiator. A wooden door with multiple glass panels leading to dining room.

## Dining Room

8' 11" x 7' 10" ( 2.72m x 2.39m )

Double glazing window to the rear elevation. Built-in storage cupboard. The open archway leads into a compact kitchen.

## Kitchen

18' 10" x 7' 8" ( 5.74m x 2.34m )

A range of matching wall and base units with worktops above. A gas hob is built into the worktop

Below it is a built-in oven

above is a black extractor hood. A glass splashback sits behind the hob. On the left side, a breakfast bar extends from the counter. White back door with a large glass panel, leading to rear porch. A black basin with a modern black curved tap

. Double glazing window to the rear elevation. A second double glazing window to the side elevation. Plumbing for washing machine. Under-counter space for appliances.

## Rear Porch

Small enclosed porch-style extension, White uPVC back door with a large glazed panel. Narrow white-framed windows provide additional light.

## Bedroom 1

10' 7" x 9' 11" ( 3.23m x 3.02m )

Double glazing window to the rear elevation. White radiator.

## Bedroom 2

10' 10" x 10' 7" ( 3.30m x 3.23m )

Double glazing window to the front elevation. White radiator. A second double glazing window.

## Bedroom 3

8' 1" x 7' 2" ( 2.46m x 2.18m )

Double glazing window to the front elevation. A second double glazing window to the side elevation.

## Shower Room

8' 1" x 6' 2" ( 2.46m x 1.88m )

A corner shower enclosure, It has clear glass panels and a chrome frame. Sliding glass door. Walls are finished with marble-effect panels in beige and cream tones. The walls are covered in light cream tiles with a subtle pattern.

A decorative horizontal border strip runs across the wall, featuring small geometric or floral motifs in brown and beige tones. A wood-effect vanity unit, It has a warm, natural wood finish with visible grain. Includes two cupboard doors and a drawer section.

The sink is a white integrated basin with clean, modern lines.

Fitted with a chrome mixer tap. The left foreground shows a white toilet with a modern, compact design. Obscured double glazing window to the rear elevation.

## Rear Garden

Paved patio area made of square concrete slabs. A central paved pathway runs straight down the garden, connecting the patio area near the house to the foreground. The majority of the garden is covered in light gravel, creating a low-maintenance ground surface.

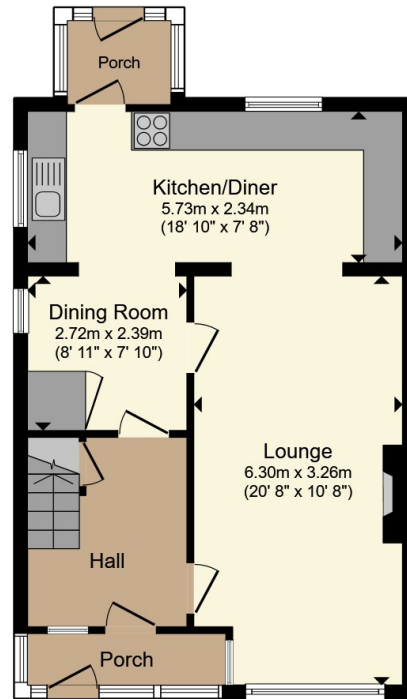
## Garage

Up and over door.

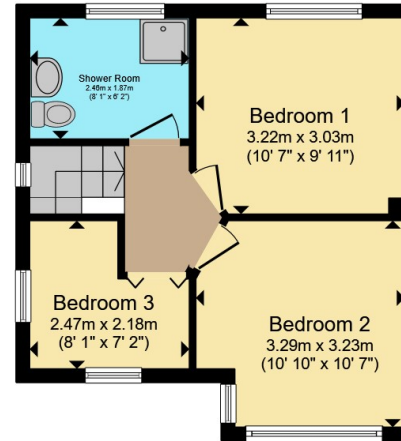








**Ground Floor**



**First Floor**

Total floor area 87.1 m<sup>2</sup> (938 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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