



Connells

Bedford Road  
Plymouth



### Property Description

A beautifully presented three-bedroom detached bay-fronted home, situated in a highly desirable Plymstock location. The property benefits from a driveway to the front and a well-balanced layout, featuring a modern kitchen with integrated appliances, a bright bay-fronted living room, separate dining room, and a conservatory overlooking the garden.

Upstairs offers two double bedrooms, a single bedroom, and a contemporary shower room. Externally, there is a garage and a southerly aspect garden, perfect for enjoying the sunshine. A fantastic opportunity for families seeking a home in a sought-after area.

### Entrance Hall

Stairs rising to the first floor with storage beneath. Radiator. Double glazed window to the side elevation.

### Living Room

12' 9" max x 10' 8" max ( 3.89m max x 3.25m max )

Double glazed bay window to the front elevation. Fireplace. Radiator.

### Dining Room

16' 8" max x 12' 2" max ( 5.08m max x 3.71m max )

Double glazed sliding doors to the conservatory. Fireplace. Radiator.

### Kitchen

7' 6" max x 5' 6" max ( 2.29m max x 1.68m max )

Modern fitted kitchen comprising of matching wall and base units with complimentary worktops above. Built in oven, countertop electric hob with extractor above and integrated fridge freezer. Space and plumbing for a washing machine and tumble dryer. Stainless steel one and a half bowl sink and drainer with mixer tap. Double glazed windows to the side and rear elevations.

### Conservatory

10' 10" x 7' 6" ( 3.30m x 2.29m )

Double glazed conservatory with French doors opening out to the garden.

### Upstairs Landing

Double glazed window to the side elevation. Loft access hatch.

### Bedroom 1

13' max x 8' 11" max ( 3.96m max x 2.72m max )

Double glazed window to the front elevation. Radiator. Built in wardrobes.

### Bedroom 2

12' 1" max x 10' 4" max ( 3.68m max x 3.15m max )

Double glazed window to the rear elevation. Radiator.

### Bedroom 3

7' 8" max x 6' 1" max ( 2.34m max x 1.85m max )

Double glazed window to the front elevation. Radiator.

### Shower Room

Walk in shower enclosure, low level w.c. and vanity sink unit. Obscured double glazed window. Heated towel rail.

### Outside

To the front of the property is a driveway which is a mixture of gravel and block paving. The block paving leads to the garage. The rear garden is laid to lawn with patio slabs and gravel.

### Garage

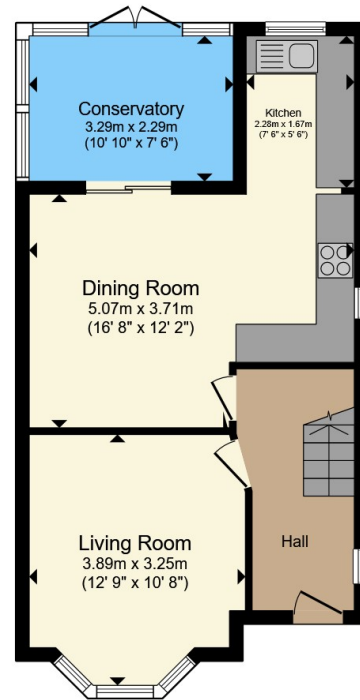
15' 10" max x 8' 5" max ( 4.83m max x 2.57m max )

Remote controlled roller door to the front. uPVC double glazed window and door to the side elevation.

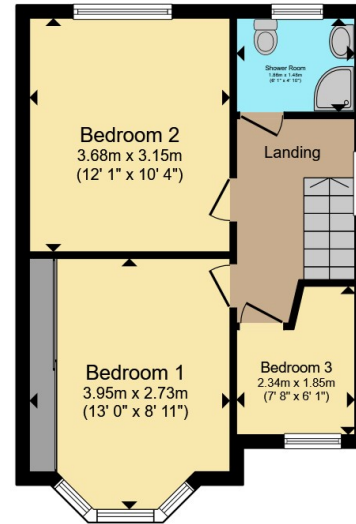








**Ground Floor**



**First Floor**

Total floor area 85.3 m<sup>2</sup> (918 sq.ft.) approx

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EPC Rating: C Council Tax Band: C

Tenure: Freehold

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