



Connells

Creber Drive
Wrangaton SOUTH BRENT



Property Description

Beautifully presented throughout, this impressive four-bedroom detached family home enjoys a peaceful position within a quiet cul-de-sac and offers spacious, modern accommodation ideally suited to contemporary family living.

Upon entering, you are welcomed by a bright and inviting entrance hall that sets the tone for the rest of the property. The well-proportioned lounge provides a comfortable space to relax, while the stylish kitchen/dining room forms the heart of the home, boasting modern fittings and bi-fold doors that seamlessly connect the indoor and outdoor living areas. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property offers four well-appointed bedrooms, providing ample space for growing families, home working or visiting guests. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom finished to a high standard.

Externally, the property features a generous enclosed rear garden, mainly laid to lawn and complemented by a patio area, perfect for outdoor entertaining, family gatherings or simply enjoying the warmer months. To the front, there is driveway parking for 2 cars leading to the garage, providing excellent off-road parking and storage solutions. The location is equally appealing, with a delightful children's play area situated within a picturesque setting nearby. The property benefits from solar panels, which are owned outright.

Entrance Hall

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

Lounge

17' 1" max x 10' 8" max (5.21m max x 3.25m max)

Double glazed window to the front aspect, radiator

Kitchen/Diner

20' 6" max x 14' 11" max (6.25m max x 4.55m max)

Double glazed window to the rear aspect, fitted kitchen with wall and base units, integrated double oven, dishwasher and fridge freezer, one and half bowl sink and draining board with mixer tap, induction hob, extractor hood, double glazed bi-fold doors leading to the rear garden, radiator

Laundry Room

5' 3" max x 4' 11" max (1.60m max x 1.50m max)

Double glazed door to the side aspect, space for washing machine, space for coats and shoes, base units, boiler

Downstairs Wc

Double glazed window to the front aspect, low level WC, wash hand basin, radiator

Landing

Door access to bedrooms and bathroom, storage cupboard

Bedroom One

15' 1" max x 10' 8" max (4.60m max x 3.25m max)

Double glazed window to the rear aspect, door access to en-suite, radiator

En-Suite

Double glazed window to the side aspect, walk in shower cubicle, wash hand basin, low level WC, chrome ladder towel rail

Bedroom Two

12' 8" max x 10' 8" max (3.86m max x 3.25m max)

Double glazed window to the front aspect, radiator

Bedroom Three

9' 5" max x 8' 11" max (2.87m max x 2.72m max)

Double glazed window to the rear aspect, radiator

Bedroom Four

9' 5" max x 6' 11" max (2.87m max x 2.11m max)

Double glazed window to the front aspect, radiator

Bathroom

Double glazed window to the side aspect, bath with shower over, wash hand basin, low level WC, chrome ladder towel rail

Front Garden

Low maintenance with gravel and shrubs

Rear Garden

Fully enclosed with side gate access. Laid to lawn with patio area, rear garage access

Garage

19' 8" max x 10' 2" max (5.99m max x 3.10m max)

Up and over door, double glazed door to the rear

Driveway

Parking in front of the garage

Agents Note

Waste from the property is served by sewage treatment system (included with the management charge). Please make enquiries to satisfy yourself

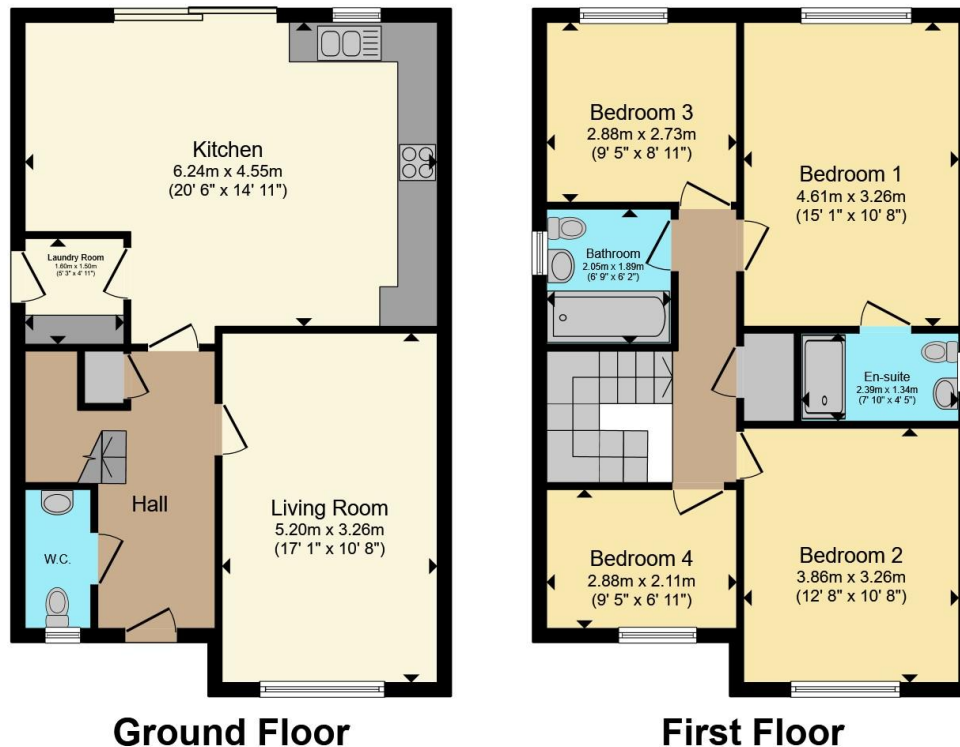
Agents Note

There is an annual management service charge of £520 per annum. Please ask the agent for more details.

Agent's Note

The solar panels are owned outright by the property owner.





Total floor area 120.0 m² (1,292 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

Connells



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EPC Rating: B Council Tax
 Band: E

view this property online connells.co.uk/Property/IVY307086

Tenure: Freehold



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