





Property Description

We are delighted to introduce this well-presented three bedroom semi-detached family home to the property, situated in a popular residential location. Benefiting from three bedrooms, two reception rooms, kitchen, utility, shower room, a large rear garden, driveway & garage.

Located in Pennycross, close to a host of local amenities, local parks, well-regarded schools and offers easy access to the A38, the city centre and main transport links.

As you enter this home, you are welcomed with a spacious bright and airy lounge with a beautiful bay window and feature fireplace which flows effortlessly into a separate dining room, perfect for hosting, followed by the kitchen and a separate utility room which offers access to a large rear garden.

On the first floor, you will find two good-sized double bedrooms both benefiting from built-in wardrobes with sliding mirrored doors, a further good-sized single bedroom, and completing this home you will find a shower room comprising walk-in shower, hand basin and W.C.

Externally, this property offers a large rear garden with a pond, perfect for enjoying in the summer months, an accessible garage to the rear and a driveway to the front for multiple cars.

This property is an attractive opportunity to

acquire a fantastic property and create a wonderful family home.

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

11' 8" maximum x 11' 7" maximum (3.56m maximum x 3.53m maximum)

Dining Room

13' 4" maximum x 11' 1" maximum (4.06m maximum x 3.38m maximum)

Kitchen

16' 7" maximum x 6' 3" maximum (5.05m maximum x 1.91m maximum)

Utility Room

8' 8" x 6' (2.64m x 1.83m)

First Floor

Bedroom One

15' 1" maximum x 9' 3" maximum (4.60m maximum x 2.82m maximum)

Bedroom Two

13' 10" maximum x 9' 7" maximum (4.22m maximum x 2.92m maximum)

Bedroom Three

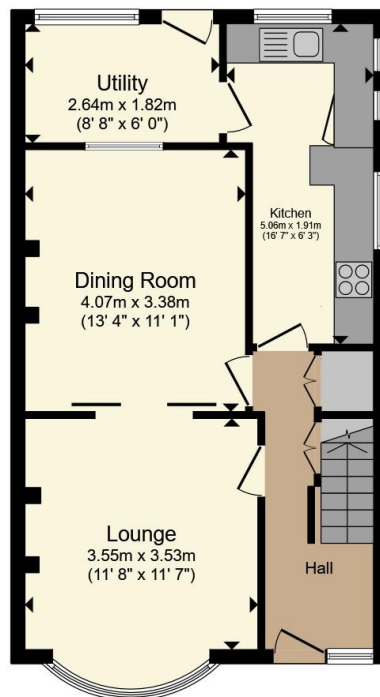
8' 2" x 6' 4" (2.49m x 1.93m)

Shower Room

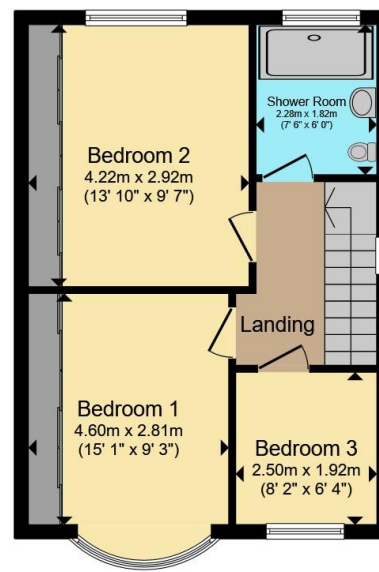








Ground Floor



First Floor

Total floor area 93.2 m² (1,003 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

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32 Mannamead Road
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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313833



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