



**Connells**

Mallard Close  
Plymouth



## Property Description

Welcoming to the market is this captivating property that combines elegance, comfort and modern living. This immaculate home offers a range of desirable features, making it a perfect choice for discerning buyers.

Upon walking to the property, you'll be greeted by a small steps, entering a smart porch and hallway that leads to the lounge which sets the tone for the rest of the property. The interior boasts a well-designed layout, featuring generous living spaces that are perfect for both everyday living and entertaining guests.

The property includes three well-proportioned bedrooms, providing ample space for the whole family or accommodating guests and a new shower room modernised to a high standard.

The living areas are bright and airy with the kitchen providing bi-fold doors with access to the rear decking area that has far reaching views of Plympton. The open-plan design seamlessly connects the living room and kitchen area, creating a harmonious space for socialising and creating lasting memories.

The kitchen itself is equipped with modern appliances, sleek countertops and ample storage space. It offers the perfect environment for culinary adventures and family gatherings.

A standout feature of this property is its private garden, providing a serene outdoor retreat. Whether you want to enjoy a morning coffee on the patio or entertain guests, this outdoor space offers a peaceful escape from the outside world.

## Entrance Porch

Composite front door to the front elevation, two double glazed windows to the side elevation, radiator

## Entrance Hall

Door access to the lounge, stairs ascending to first floor, radiator

## Lounge

13' 4" To Recess x 14' 10" Max ( 4.06m To Recess x 4.52m Max )

Double glazed window to the front elevation, media wall with Hive lighting, built in electric feature fireplace, mood set lights, understairs cupboard, access to dining room, radiator

## Kitchen / Diner

10' 7" To Arch x 15' 10" Max ( 3.23m To Arch x 4.83m Max )

A beautiful and stunning extended kitchen and dining area. Bi-fold doors including fitted blinds which lead out to the rear garden. Two double glazed windows to the side. High gloss fitted kitchen with soft close doors, NEFF integrated combination oven and NEFF microwave oven, breakfast bar with NEFF induction hob, integrated dishwasher, undermount one and half bowl kitchen sink and drainer with mixer tap, space for fridge freezer, under floor heating, porcelain tiles, space for dining table, two radiators

## Snug / Extension

7' 3" To Arch x 13' 1" Max ( 2.21m To Arch x 3.99m Max )

Double glazed door to the window and side elevation. Bi-fold doors with fitted blinds leading to the rear garden

## Landing

Double glazed window to the side elevation, door access to bedrooms and bathroom, loft access with pull down folded ladder (fully boarded and insulated), stainless steel railing with inset glass panel

## Bedroom One

12' 8" To Wardrobe x 8' 6" Max ( 3.86m To Wardrobe x 2.59m Max )

Double glazed window to the front elevation, built in mirrored wardrobes, radiator

## Bedroom Two

9' 3" max x 73' 9" max ( 2.82m max x 22.48m max )

Double glazed window to the rear elevation, radiator

## Bedroom Three/Office

6' 9" max x 9' 11" max ( 2.06m max x 3.02m max )

Double glazed window to the front elevation, over stairs built in cupboard, radiator, boiler (Valiant 8-10 years old)

## Shower Room

Double glazed obscured glass window to the rear elevation, walk in shower cubicle, glass sink and vanity unit, low level WC, chrome towel rail, heated and light up mirror, porcelain tiles

## Rear Garden

Beautiful rear garden with composite decking, electric power points, lighting, storage under decking, access to the garage, steps leading down to artificial grass area and space for hot tub.

## Driveway

Spacious resin driveway for parking up to 5 cars

## Garage

Up and over door, access from front and back, plumbing for washing machine, power supply

## Special Features

Windows and doors are 30 months old, cladding to front of property, steps to front door with built in facility for lights which were specially made in Belgium,





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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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