



Draco Drive, Plymouth, Devon, PL2

Offers Over: £280,000

This well-proportioned three bedroom semi-detached property tucked in away in the corner of a quiet estate is less than 3 years old so still very much retains that "new home" feel whilst at the same time is now settled and therefore has a homely warmth. As expected with a modern property, the home is fitted to a contemporary standard, whilst what will surprise many is the expansive room sizes throughout for a newer build.

SEE A HOUSE

The ground floor consists of a spacious lounge, a separate kitchen diner with double doors leading out to your garden and a downstairs WC. The first floor has three generous bedrooms with a family bathroom. The home comes with plenty of storage inside and it is set on a large plot so external storage wouldn't be an issue. The garden is south facing so you can enjoy the sun all day long and the home comes with two allocated parking spaces. EPC: B

Rooms

Hallway 3'7" x 14'4" (1.1m x 4.37m). composite door to enter, vinyl flooring, stairs leading to the first floor, radiator

Downstairs WC 3'4" x 6'7" (1.02m x 2m). vinyl flooring, radiator, large sink with mixer tap, storage underneath, toilet, uPvc double glazed frosted window to the front

Lounge 10' x 15'11" (3.05m x 4.85m). carpeted flooring, radiator, large uPvc double glazed window to the front,

Kitchen Dining Room 17'5" x 9'3" (5.3m x 2.82m). storage cupboard under the stairs, vinyl flooring, radiator, uPvc double glazed french doors out to rear garden, uPvc double glazed window to the rear, space and plumbing for washing machine, stainless steel sink and a half with drainer, space and plumbing for dishwasher, integrated oven, four ring gas hob, extractor fan, space for large fridge freezer

Landing carpeted stairs and landing, access to loft, radiator, storage cupboard

Bathroom 6'10" x 6'7" (2.08m x 2m). vinyl flooring, bath tub, partly tiled walls, overhead shower, toilet, uPvc double glazed frosted window, sink with mixer tap, heated towel rail

Bedroom One 10'3" x 12'4" (3.12m x 3.76m). carpeted flooring, radiator, uPvc double glazed window





Bedroom Two 8'8" x 11'6" (2.64m x 3.5m).
carpeted flooring, radiator, uPvc double glazed window

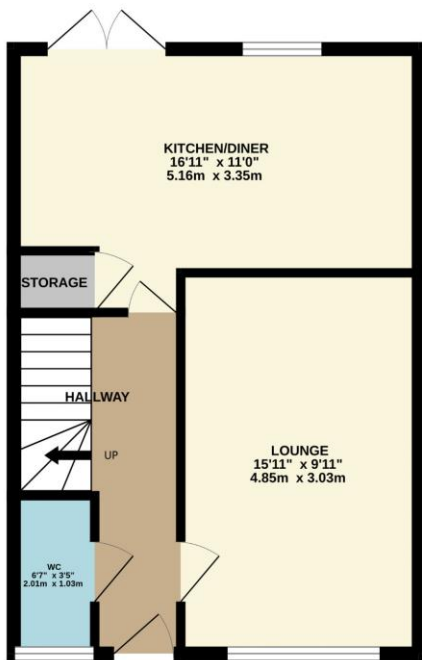
Bedroom Three 8'6" x 8'5" (2.6m x 2.57m).
carpeted flooring, radiator, uPvc double glazed window

Garden south facing garden, part patio park lawn with side access, solar panels lights

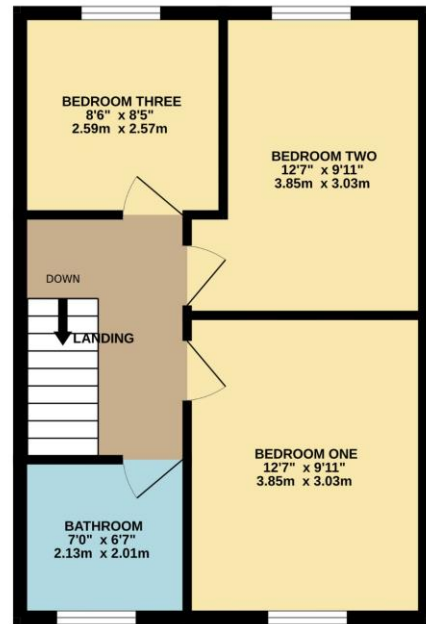
Parking two allocated parking spaces and there are visitors spaces in the cul-de-sac



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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