

# clever



## 17 Fern Close

, Plymouth, PL7 2JE

**£290,000**



Nestled in the charming area of Fern Close, Plympton, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Built in 1997, the property spans an impressive 936 square feet, providing ample space for families or those seeking a little extra room.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-appointed conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the lovely rear garden. This outdoor area is perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

The property features three generously sized bedrooms, providing a peaceful retreat for everyone in the household. The bathroom is conveniently located, and there is an additional downstairs W/C, enhancing the practicality of the home.

A driveway offers off-street parking, ensuring convenience for residents and visitors alike. The location is well-suited for families, with local amenities and schools within easy reach, making it an ideal choice for those





- Kitchen 13'4" v 8'2" (4.08m v 2.51m)
- Lounge 14'11" x 11'0" (4.55m x 3.37m)
- Conservatory 13'3" x 11'1" (4.05m x 3.38m)
- Bedroom 10'11" x 8'4" (3.33 x 2.56m)
- Bedroom 10'10" x 8'4" (3.32m x 2.56m)
- Bedroom 7'9" x 5'9" (2.37m x 1.77m)
- Downstairs W/C
- Bathroom
- Driveway
- Garage

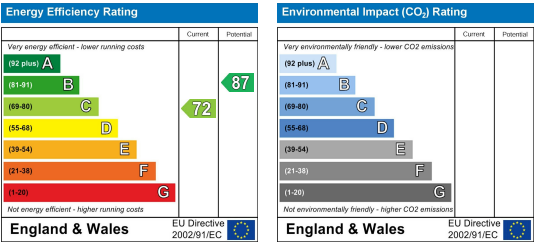
## Area Map



## Floor Plans



## Energy Efficiency Graph



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