



“Woodend” 42 Brynmoor Park,
Higher Compton, Plymouth, PL3 5LB

£390,000 (Guide Price)

Located in this exceptional residential area at the end of a cul-de-sac and close to excellent schooling, is this superb and contemporary detached residence that was completed in 2010 to a particularly high and luxurious specification. The accommodation offers approximately 3000 square feet of space and needs to be viewed to be fully appreciated.

The accommodation comprises, on the ground floor, of a reception hallway which opens into a lovely and extended sitting room with a fully glazed section enjoying an incredibly bright and open view. There is a cloakroom/w.c. and access to an integral garage which could also be utilised as an office. A hand made 'Ash' staircase descends to the lower ground floor where there is a splendid open plan living room which has full length uPVC double glazed windows providing views and access to the rear terraced gardens. The kitchen is magnificent feature of the property and has a range of built in quality, luxury appliances. The work surfaces are moulded and there is a 'Bang & Olufson' wall mounted CD/radio with ceiling speakers. The flooring throughout is in natural 'Travatine'.

On the first floor landing there are two double bedrooms with the larger one having an en-suite shower room and doors onto a balcony. The main family bathroom is beautifully appointed with a stunning suite incorporating a walk-in shower, bath, hand basin, w.c. and 'Travatine' wall and floor tiles.

On the second floor there is bedroom 4 and the main master suite which includes a walk-in wardrobe and a luxury en-suite 'Twyford's Pure' bathroom. The master bedroom also opens onto another balcony.

The property has gas central heating and uPVC double glazing.

The garden has a south easterly aspect and adjoins and overlooks woodland. The roof is cleverly designed with a full self-clean/blue tint thermal glass apex providing superb natural lighting right throughout the house.

There is an integral garage to the front of the property which is approached via a private driveway which has space for an additional two vehicles. There is a charging point for an electric car.

AGENTS NOTE

This is an exceptional and unique property and an internal inspection is highly recommended. Please note the owners are purely selling as they are moving out of the area for work reasons. There is an excellent range of local facilities nearby including Compton Primary School, Higher Compton Shopping Parade and easy access to the A38 and regular public transport to the City Centre some 3 miles distant.

LOWER GROUND FLOOR

LIVING ROOM/DINING ROOM 20' 0" x 18' 4" (6.1m x 5.6m)

KITCHEN 16' 0" x 9' 6" (4.9m x 2.9m)

GROUND FLOOR

SITTING ROOM 15' 8" x 10' 9" (4.8m x 3.3m)

WC

INTEGRAL GARAGE 16' 0" x 12' 9" (4.9m x 3.9m)

FIRST FLOOR

BEDROOM 2 14' 5" x 9' 6" (4.4m x 2.9m)

BATHROOM 11' 1" x 7' 2" (3.4m x 2.2m)

BALCONY 11' 1" x 5' 6" (3.4m x 1.7m)

BEDROOM 3 11' 5" x 9' 10" (3.5m x 3.0m)

ENSUITE

SECOND FLOOR

BEDROOM 1 13' 1" x 11' 5" (4.0m x 3.5m)

BALCONY 11' 1" x 5' 6" (3.4m x 1.7m)

BEDROOM 4 14' 1" x 9' 6" (4.3m x 2.9m)

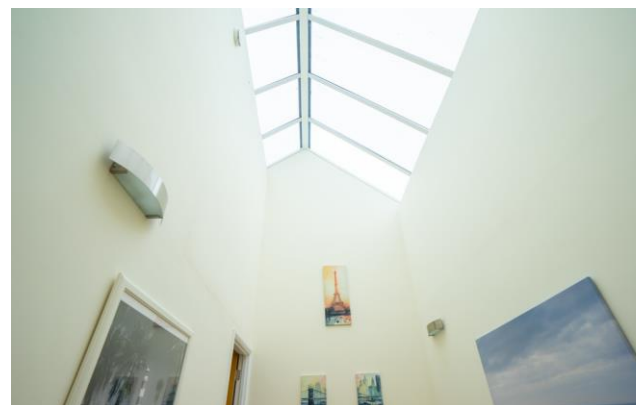
ENSUITE

COUNCIL TAX BAND E

LOCAL AUTHORITY Plymouth City Council

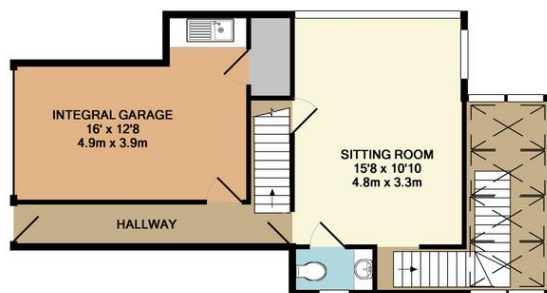
POSTCODE FOR SAT NAV PL3 5LB

To view this property call Lang Town & Country Estate Agents on **01752 256000**

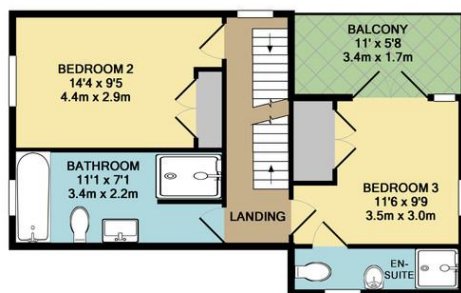




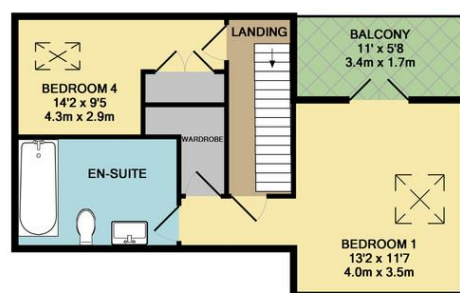
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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