



LANG TOWN
& COUNTRY

'Allerton House'1 Seymour Drive, Mannamead, Plymouth, Devon, PL3 5BG

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SALES

Guide Price £800,000



Occupying a prominent position situated in one of the most prestigious, exclusive and sought-after cul-de-sacs in Mannamead is this elegant semi-detached Victorian villa with a wealth of character and period features.

The house is approached via a long-gated sweeping driveway which leads up to the front and back entrance doors whilst offering access to the triple car port at the rear. The gardens are a fabulous feature to this magnificent home. The front garden enjoys a southerly facing aspect and sheltered with various well-established trees and bushes creating an extremely private enclosed garden. There is also a raised south facing patio which can be accessed via the two front reception rooms. The rear patio area can be access from the kitchen.

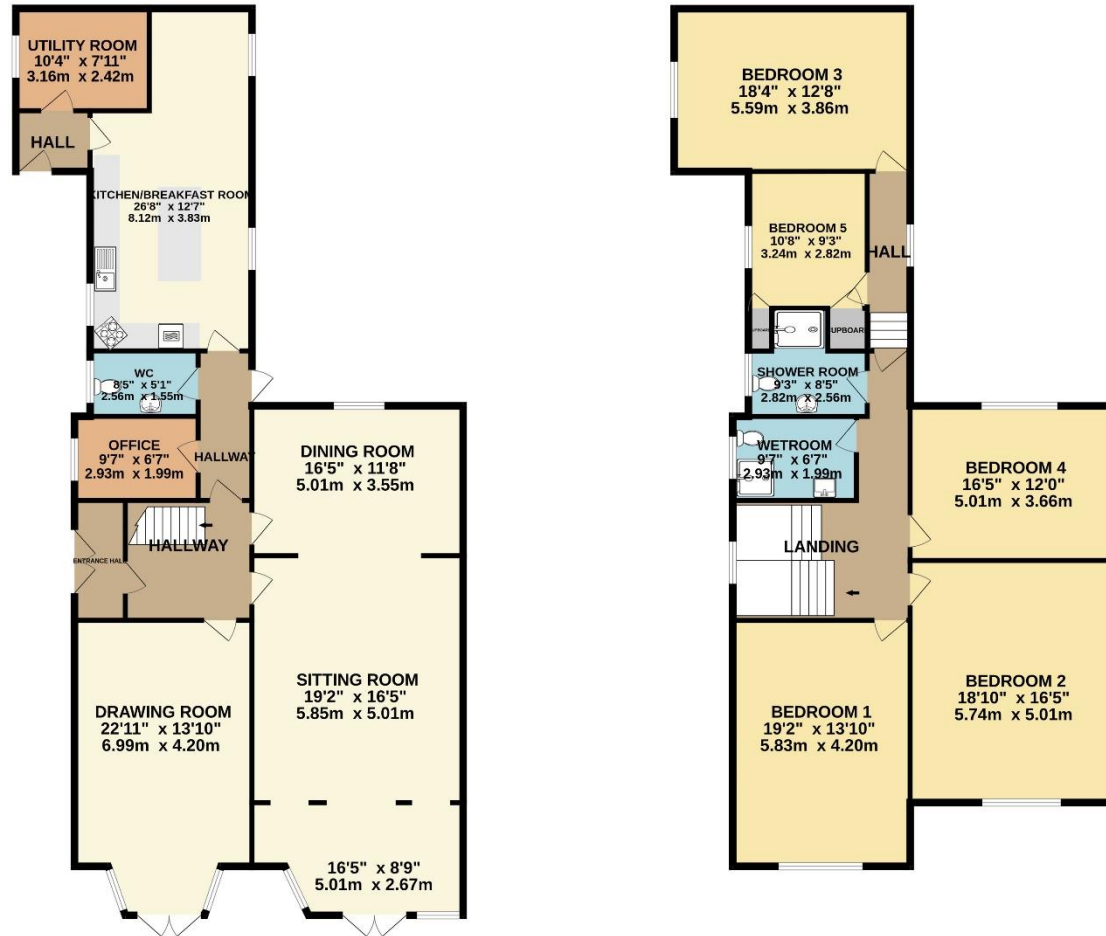
You enter the property via the double doors which takes you into the welcoming grand entrance hallway where there is a sweeping staircase to the upper floor. From the entrance hall there are two reception rooms. The main reception room with an abundance of character features and tall ceilings leads through to the garden room which boasts splendid views across the large front garden. The reception room also leads through to the dining room. The drawing room which is extremely versatile and could be utilised as a family room also has access to the raised patio area with views across the garden. The entrance hall leads through to the study, cloakroom and large kitchen/breakfast room. The kitchen/breakfast room is modern with a wide range of wall and base units and a breakfast island. The kitchen leads through to the rear porch and utility room which houses the central heating system and has plumbing and space for white goods.

The sweeping staircase takes you up to the first-floor landing which leads you to five double bedrooms and two shower rooms. The Master bedroom is an impressive size with a large window to the front elevation offering views over the nearby surrounding area. There is a staircase leading down into the cellar providing additional storage space or scope for further development (Subject to planning permission)



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





TOTAL FLOOR AREA : 3083 sq.ft. (286.4 sq.m.) approx.

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