



19 Beechwood Rise, Manor Park, Plymouth, Devon, PL6 8AP

Guide Price £775,000



Immaculately presented detached family home with six bedrooms fully modernised to a high standard with attention to detail and beautiful finishes. To fully appreciate this stunning family home, arrange a viewing today.

Beechwood Rise is located within the private estate of Manor Park, situated adjacent to Plymbridge Woods just off the A38 intersection at Marsh Mills. The situation of the property lends itself well to those looking for easy commuter access locally and out of Plymouth, to the North of the City or into the City Centre.

This immaculately presented detached family home has been subject to a comprehensive sequence of improvements with high quality finishes and specification throughout. Steps from the drive at the front of the property lead to the front door and into a grand entrance hall, with stairs to the galleried landing. Off the hall is a storage cupboard and a cloakroom fitted with a wall mounted WC, sink, tiled floors and walls. The large study is a haven for home working with a window to the front with views over Plymbridge. The dual aspect lounge has an impressive fireplace with a wood burner and patio doors leading to the rear patio and garden. There are communicating doors which lead into the separate dining room with a window to the rear. The magnificent kitchen/breakfast room offers a bespoke space with ample area for dining, a range of fully integrated appliances including dual 'Neff' ovens, one being a steam oven and the other a combination oven and microwave. There is a full range of base units with a Silestone worksurface, an inset sink unit with a 'Quooker' tap, matching wall cupboards and a striking granite central island incorporating the hob with a central extracting system, ample storage beneath and a built-in wine fridge. To one end of the kitchen is the utility area, with Silestone work surfaces and inset sink unit, and plumbing for a washing machine. This stunning room is dual aspect and has a door and French doors leading to the side patio area.

On the first floor there are three double bedrooms all with built-in storage, with the master bedroom having a dressing room and en-suite bathroom. The luxury en-suite comprises a double shower cubicle, freestanding bath, vanity unit, W.C, dual stainless steel towel radiators, tiled walls, and tiled floor. The family bathroom is of the same quality and high standard.

From the first-floor landing, there is an inner hallway with a picture window to the side and steps leading to Bedroom six / hobbies room, which is dual aspect with an apex window to the front, giving expansive views. Two further bedrooms, one having an en-suite shower room, offer the much-needed space for a young family.

Externally there is a driveway with parking for four cars leading to a double garage. Side access leads to a patio area and in turn to the stunning rear garden. Although sloping, this has been designed for easy maintenance with terraces and borders full of mature shrubs, The side patio provides an additional space for outside dining or a coffee in the morning.

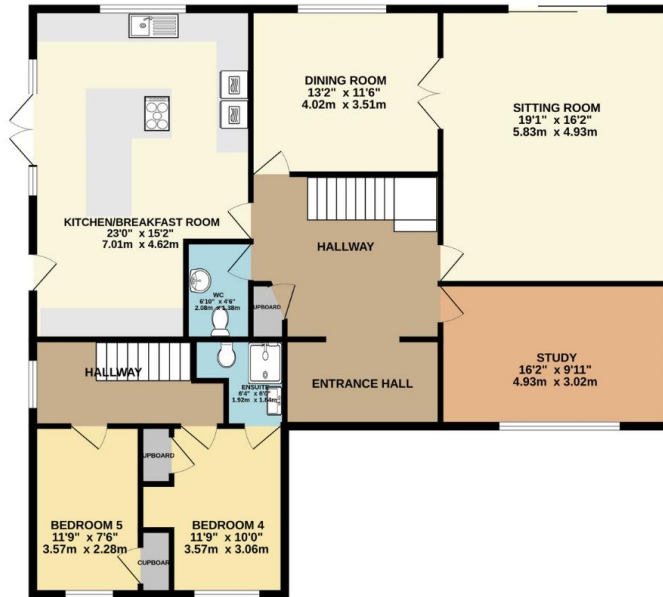
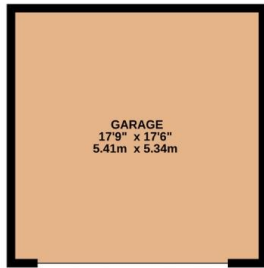
We would recommend an early viewing to appreciate this fine family home situated in a superb location with a stunning outlook.

The development is run by a management company and there is a yearly charge of approximately £450 for the maintenance and upkeep of the estate. Further details should be confirmed by your solicitor.



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





TOTAL FLOOR AREA : 3084 sq.ft. (286.5 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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