



20 Seymour Park, Mannamead, Plymouth, Devon, PL3 5BQ



Guide Price £1,250,000



'Seymour Park' is, without doubt, one of the most splendid and sought-after avenues within the city. Built in 1994, this magnificent 'Queen Anne' style modern detached home occupies superb south facing grounds and is accessed by its own private sweeping drive with electronic gates.

'The drive leads to the double garage and provides parking for many vehicles. The property was extended in about 2015 to provide a wonderful family room with doors to the garden and a utility.

The ground floor comprises an impressive portico entrance and large hallway, cloakroom/WC, a charming sitting room, an office, separate dining room, a family room, a cinema, and a gym which has access to the double garage. The kitchen is a magnificent feature of the property and comprises oak, sprayed graphite and chalk units, Fisher and Paykel double fridge freezer, Neff built in oven, microwave and a coffee machine. The stunning large island has a leathered granite surface and houses an Induction hob and a pop-up extractor fan. There are two dishwashers, a waste disposal unit, a hot tap and wine cooler. There is a pantry and a utility, both the kitchen and family room have bi-fold doors connecting with the gardens.

There is uPVC double glazing to the front of the property and aluminium double glazing to the rear of the property including the bi-fold doors.

There is Karndean flooring to most of the ground floor except the sitting room and underfloor heating in the kitchen, family room and utility. There is a built in Sonos sound system in the gym, cinema, kitchen and family room. On the first floor are 4 bedrooms. The master has a dressing room with a luxury en-suite and access to a balcony which enjoys the splendid south facing views. Bedrooms 2 and 3 also have an en-suite bathroom and there is a fourth bedroom with a luxury family bathroom.



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



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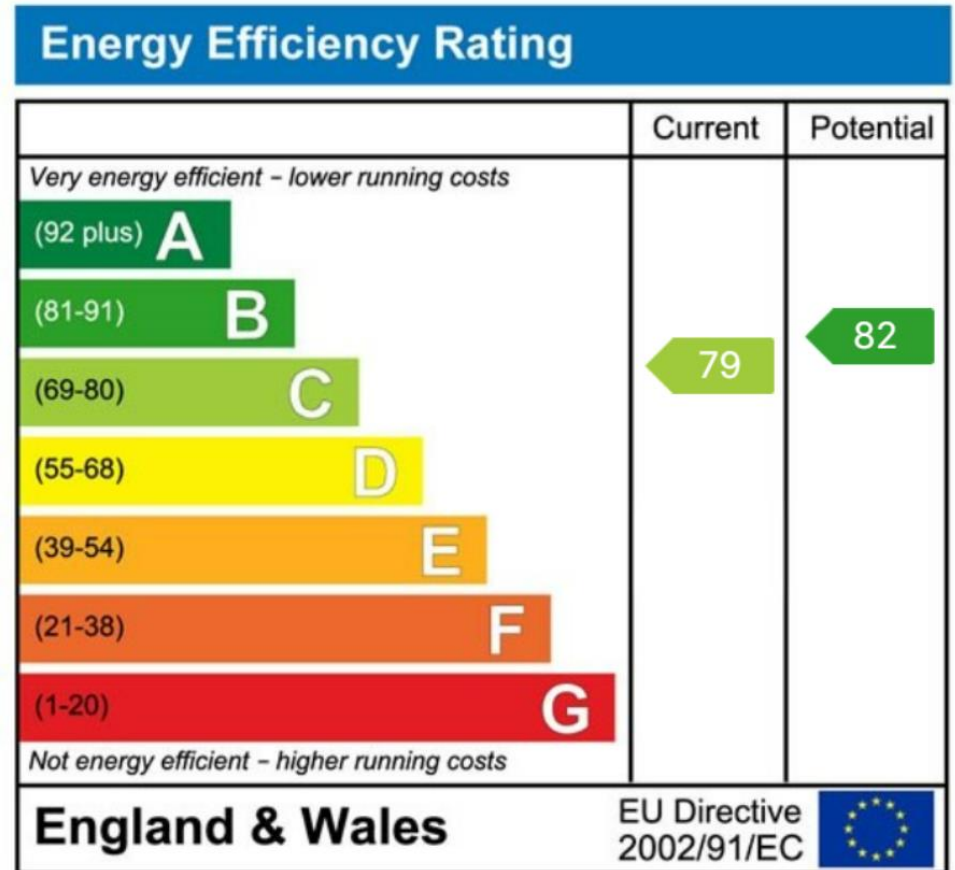
The property has been finished throughout, luxuriously, lavishly and beautifully.

The landscaped private and sheltered south facing rear gardens are an important feature of the property and comprised of various lawns, 2 Pergolas with seating areas and the balcony.

The excellent range of local facilities include easy access to Plymouth College, various sought after primary schools, parkland and regular public transport to the city centre less than 3 miles distant.

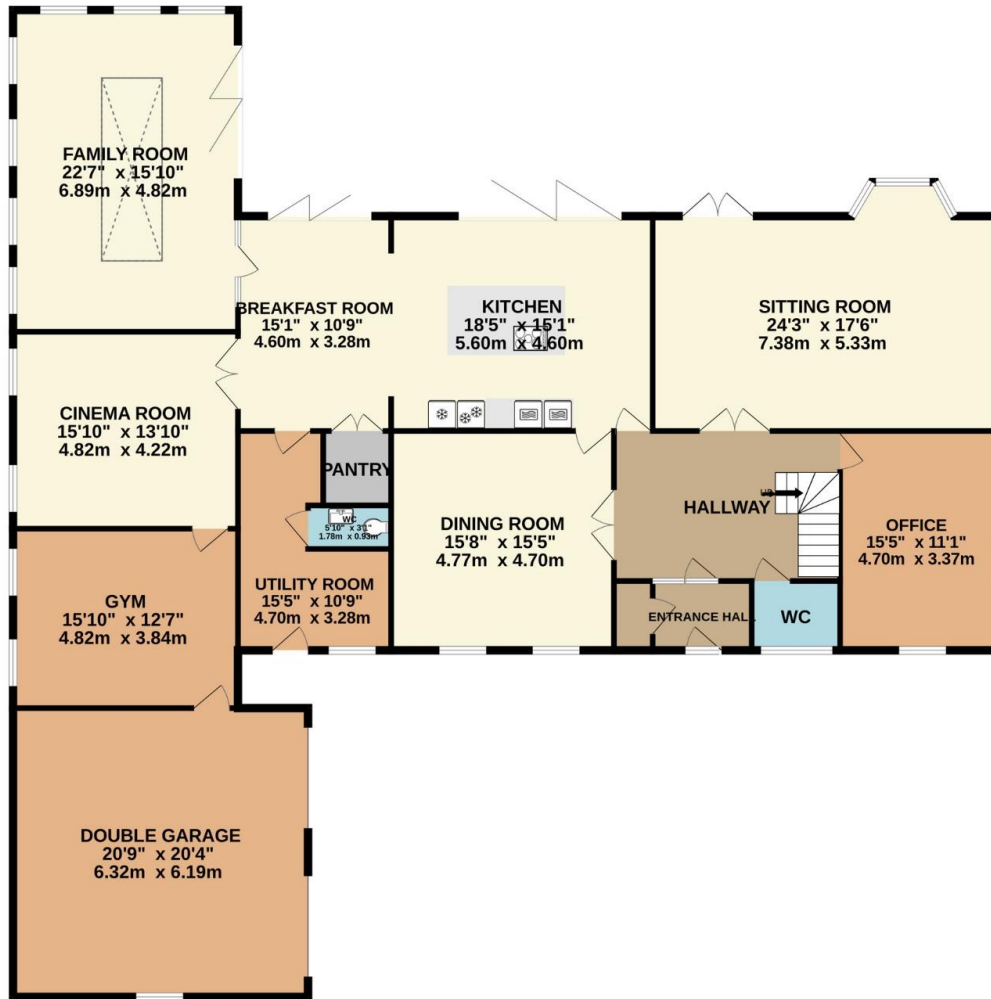
Agents note

Truly an exceptional and most exclusive family home which is beautifully presented and thoughtfully extended.

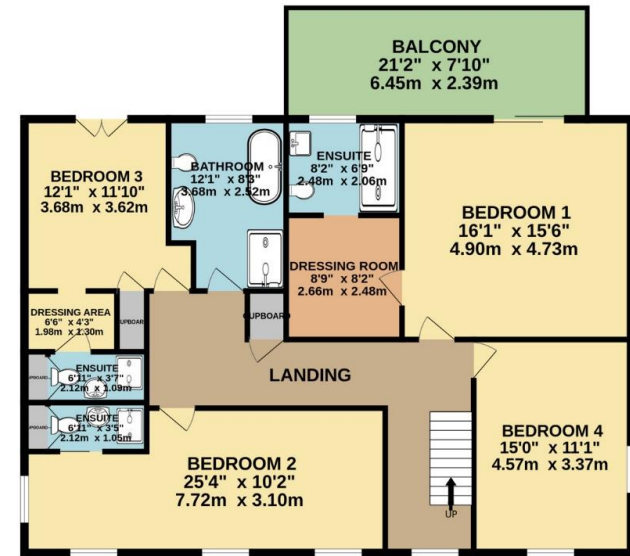




GROUND FLOOR
2838 sq.ft. (263.6 sq.m.) approx.



1ST FLOOR
1300 sq.ft. (120.7 sq.m.) approx.



TOTAL FLOOR AREA : 4137 sq.ft. (384.4 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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