

Price £1,000,000

**THE GRANGE, DORMY AVENUE,
MANNAMEAD, PLYMOUTH, DEVON, PL3 5BE**



Lang Town and Country are delighted to offer this unique opportunity to purchase this 'hidden gem' in the heart of Mannamead, which is coming to the market for the first time for many years.

This exceptional detached property is set in its own completely walled and secluded grounds in the heart of the highly sought-after residential area of Mannamead. Upon entering, you are welcomed by a spacious entrance hallway that includes a convenient cloakroom and a study. The fully fitted kitchen, complemented by a utility room, caters to all culinary needs, while the separate dining room offers splendid views of the fabulous plot. The dual aspect lounge, both spacious and elegant, provides stunning views over the beautifully maintained gardens and the full-sized tennis court.





The first floor boasts four double bedrooms, including a master suite featuring a dressing room/bedroom five and a luxurious en-suite bathroom. An additional family bathroom serves the remaining bedrooms, ensuring ample space and comfort for all. From the landing there is a South facing balcony, where you can sit and relax overlooking the grounds.

The property's grounds are a true highlight, meticulously maintained and featuring a superb variety of mature shrubs and bushes. The full-sized tennis court adds to the allure, providing a perfect recreational space. The walled and enclosed grounds ensure complete privacy, and there is convenient access to a double garage, adding to the property's appeal.



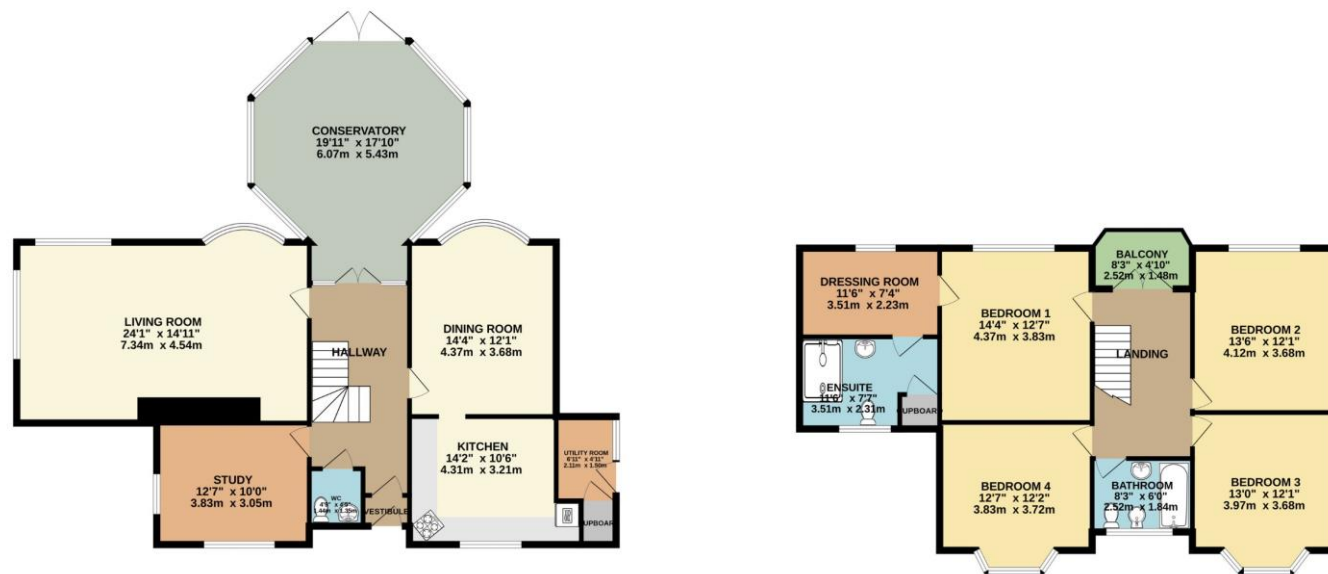


This home offers a rare opportunity to enjoy a secluded haven in the heart of Mannamead.

An early viewing is essential to appreciate this fabulous property with immense potential on an exceptional plot.







TOTAL FLOOR AREA : 2259 sq.ft. (209.9 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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