



26 Brean Down Road, Peverell, Plymouth, Devon, PL3 5PX

Price £325,000



Positioned in a sought-after location near Central Park, this beautifully presented 1930s semi-detached house offers an abundance of period charm combined with modern comfort. Spread over three floors, the property is tastefully decorated throughout, retaining a wealth of original features including elegant ceiling roses, panelled doors, a characterful fireplace, and striking stained glass windows.

Upon entering through the outer undercover porch, you are welcomed into a spacious entrance hall that leads to a bright and inviting lounge. The lounge features a distinctive round bay window, flowing effortlessly into the dining room where a further round bay window frames panoramic views of Plymouth Sound, Mount Edgcumbe, and Plymouth Argyle Football Club.

The modern, well-equipped kitchen is thoughtfully designed and offers potential for an open-plan kitchen/dining area by removing the internal wall, creating a versatile and sociable living space.

Upstairs, Bedroom 1 and Bedroom 2 both benefit from charming round bay windows and built-in wardrobes, while Bedroom 3 is a good-sized room currently used as a nursery but equally suited to a home office or guest bedroom. The luxurious family shower room is finished to a high standard, featuring a corner shower cubicle, wash hand basin with vanity storage, a heated towel rail, and WC.

The lower level, accessible internally and externally, presents fantastic potential as an additional family room or self-contained annexe. Alternatively, it could be retained as a useful cellar or workshop, adding to the home's versatility.

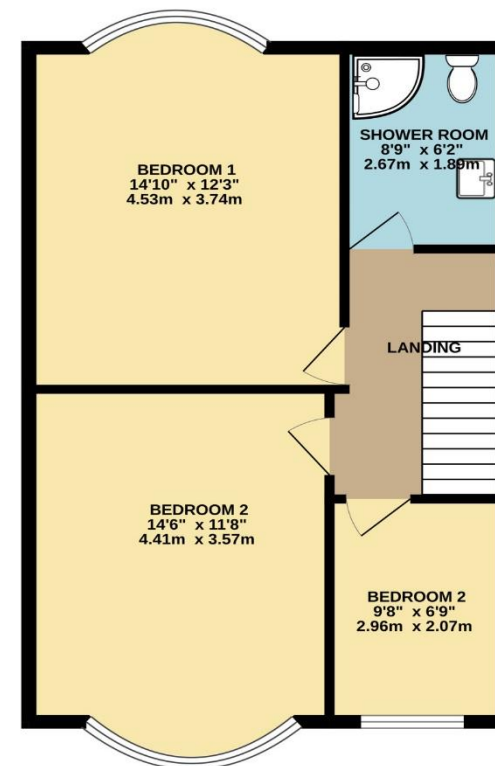
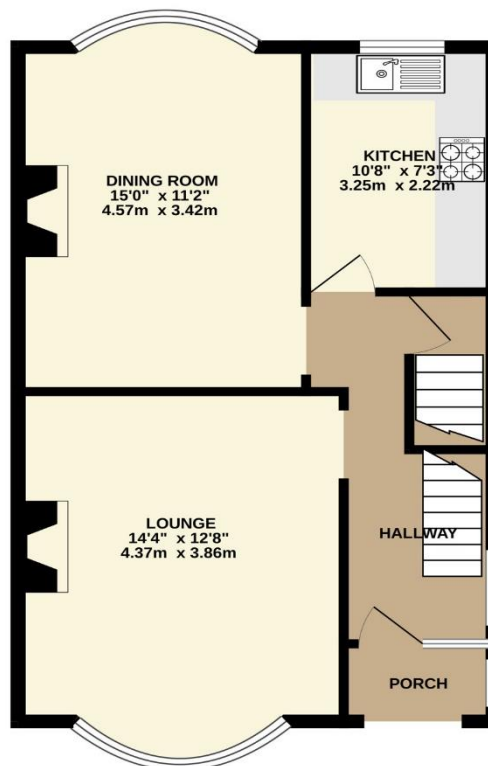
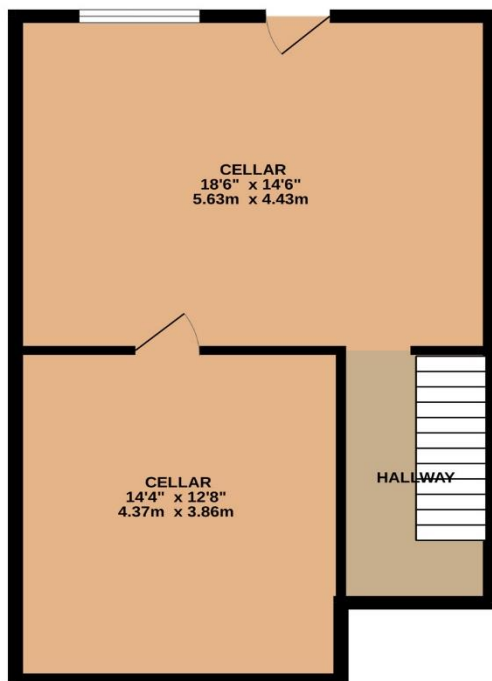
To the rear, the westerly-facing garden is a delightful retreat, partly laid to lawn and bordered by well-stocked flower beds and mature shrubs. A paved patio area provides the perfect spot for summer barbecues and al fresco dining. The property also benefits from an external WC for added convenience.

Located close to the green spaces of Central Park and within easy reach of local amenities and transport links, this exceptional home offers a perfect blend of period charm and modern living. Early viewing is highly recommended to appreciate all that this unique property has to offer.



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





TOTAL FLOOR AREA : 1631 sq.ft. (151.5 sq.m.) approx.

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