



48 Ganna Park Road, Peverell, Plymouth, Devon, PL3 4NN

Offers Over £250,000

Located on the ever-popular Ganna Park Road in the heart of Peverell, this beautifully updated period home offers a perfect blend of character and contemporary comfort. Ideal for first-time buyers, the property has been sympathetically modernised throughout while still showcasing original Edwardian features.

Upon entering the home, you're welcomed into an entrance vestibule with its original mosaic tiled flooring. To the front of the house, the bay-fronted sitting room is filled with natural light and boasts characterful features and offers a warm and inviting space to relax. To the rear, the generous kitchen and dining room has been thoughtfully updated, providing a stylish yet practical space for everyday living and entertaining. The kitchen flows seamlessly into a useful utility area. A rear ancillary room leads to a convenient downstairs cloakroom and access to the rear courtyard.

Upstairs, the home continues to impress with three well-proportioned bedrooms and a spacious, chic family bathroom. The master bedroom enjoys a dual aspect, including a large bay window to the front, creating a bright and airy atmosphere. The second bedroom is another good-sized double, overlooking the rear, while the third bedroom, also front-facing, is a generous single room.

Outside, an enclosed courtyard provides a private outdoor space with twin gates giving access to the rear service lane. This space is perfect for storage, potted plants, or simply enjoying a sunny afternoon.

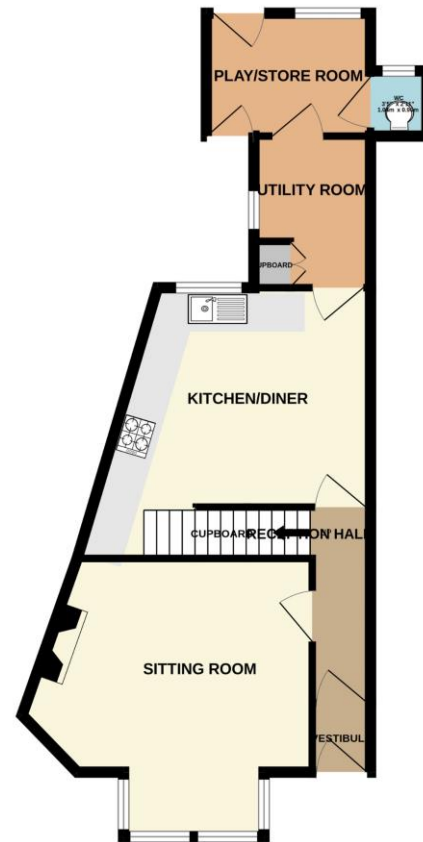
Having been tastefully updated, whilst still retaining its period charm, this home is a fantastic opportunity for buyers looking to settle in a vibrant and well-connected part of Plymouth.



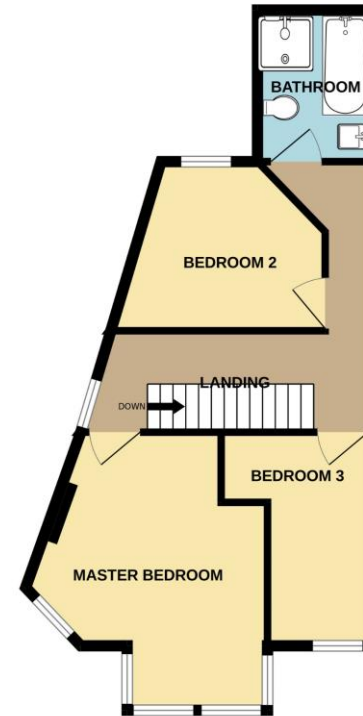
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR



1ST FLOOR



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