



LANG TOWN
& COUNTRY

69 Compton Avenue, Mannamead, Plymouth, Devon, PL3 5DB



Guide Price £485,000



Lang Town and Country are delighted to present this exceptional detached family home, located in one of Mannamead's most sought-after residential areas.

This impressive property offers spacious and versatile accommodation, beginning with a generous entrance hallway that leads to two well-proportioned reception rooms and a cloakroom/WC. At the front, a bright and airy dining room features a large bay window, welcoming an abundance of natural light. To the rear, the substantial lounge boasts an elegant feature fireplace and floor-to-ceiling windows and a door, offering delightful views over the beautifully maintained rear gardens.

The kitchen is fitted with a comprehensive range of matching wall and base units, providing ample storage and worktop space. Adjacent to the kitchen is a useful utility area, complete with a downstairs WC and direct access to the garage. The garage, fitted with an electric roller shutter door, also functions well as a workshop. Additional ground floor storage includes an under-stairs cupboard and a cloakroom cupboard. A separate WC completes the ground floor accommodation.

Upstairs, the home continues to impress with a spacious landing that benefits from natural light via well-placed windows. There are two generous double bedrooms; the principal bedroom is located at the rear and includes built-in wardrobes along with a discreetly integrated shower and wash basin. The second double bedroom is positioned at the front and features a charming bay window with far-reaching views toward Plymouth Sound. A third bedroom, a spacious single enjoys views across the lovely back garden. The modern family bathroom, which includes a stylish P-shaped bath with overhead shower, a wash hand basin and a separate WC completes the first-floor layout.

Outside, the property truly excels. The rear garden is mature and well-maintained, with lawns, patio spaces, and a decked area to the side perfect for outdoor dining and relaxation and described by the current owners as a real sun trap. The garden also provides access to a number of versatile outbuildings. These include a dedicated music studio, a large, detached conservatory ideal for unwinding in the evenings, and two additional rooms at the bottom of the garden. One serves as a home office featuring bi-fold doors that open up to create a tranquil, countryside-inspired workspace while the other is a cosy snug, styled with a log cabin ambiance.

To the front of the property, a private driveway offers convenient off-road parking and leads to the integral garage.

This fantastic home offers a rare blend of generous internal space, flexible outdoor living, and a superb location perfect for modern family life.

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





GROUND FLOOR
1108 sq.ft. (102.9 sq.m.) approx.

1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.9 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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