



DC
LANE
SELL • LET • MANAGE

Castleton Close, Plymouth, PL3 5AE

Asking Price £325,000 Freehold

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Castleton Close

Plymouth, PL3 5AE

- Detached Family Home
- Mannamead Locaton
- Well Presented Throughout
- Impressive Kitchen with Island
- Integral Garage
- Four Bedrooms
- Three Reception Rooms
- Ground Floor Bedroom & En Suite
- Enclosed Rear Garden
- Council Tax Band D

DC Lane are thrilled to present this superb detached family home positioned within a cul-de-sac and located in the highly sought after residential area of Mannamead within easy reach of excellent schooling, local amenities, City Centre and the A38.

Offering ideal family living and entertaining space this impressive property is deceptively spacious and boasts natural light throughout. Entry into the hallway leads into the lounge with feature fireplace and double doors opening into another reception room (currently used as a playroom) with sliding doors to the garden. The dining room has a further set of sliding doors and leads into the generous kitchen/breakfast room with plentiful cabinets, island, range style cooker and integrated appliances. A study/Bedroom Four with en suite shower room completes the ground floor accommodation. To the first floor, the master bedroom has built in mirrored wardrobes, a second double bedroom and a single bedroom are serviced by a well appointed bathroom.

Externally the south facing garden enjoys a paved terrace, decked area with shed and lawn surrounded by timber fencing for privacy. A pedestrian gate leads to the front driveway and there is also a garage with up and over door.

This classic family home is filled with natural light and we believe lends itself to families looking for well proportioned accommodation. A viewing is highly recommended to appreciate this exceptional home within this enviable location.



Ground Floor

Lounge	12'2" x 12'9" (3.72 x 3.91)
Dining Room	7'10" x 11'1" (2.40 x 3.39)
Kitchen/Breakfast Room	14'6" x 10'9" (4.42 x 3.28)
Play Room	10'4" x 9'4" (3.17 x 2.87)
Office/ Bed Four	6'1" x 11'6" (1.87 x 3.53)
Shower Room	6'1" x 3'10" (1.87 x 1.19)
First Floor	
Bedroom One	11'4" x 12'9" (3.46 x 3.91)
Bedroom Two	10'9" x 9'4" (3.29 x 2.87)
Bedroom Three	6'11" x 7'4" (2.11 x 2.24)
Bathroom	7'6" x 5'5" (2.29 x 1.67)





External
Garage

8'9" x 16'0" (2.68 x 4.88)

Directions

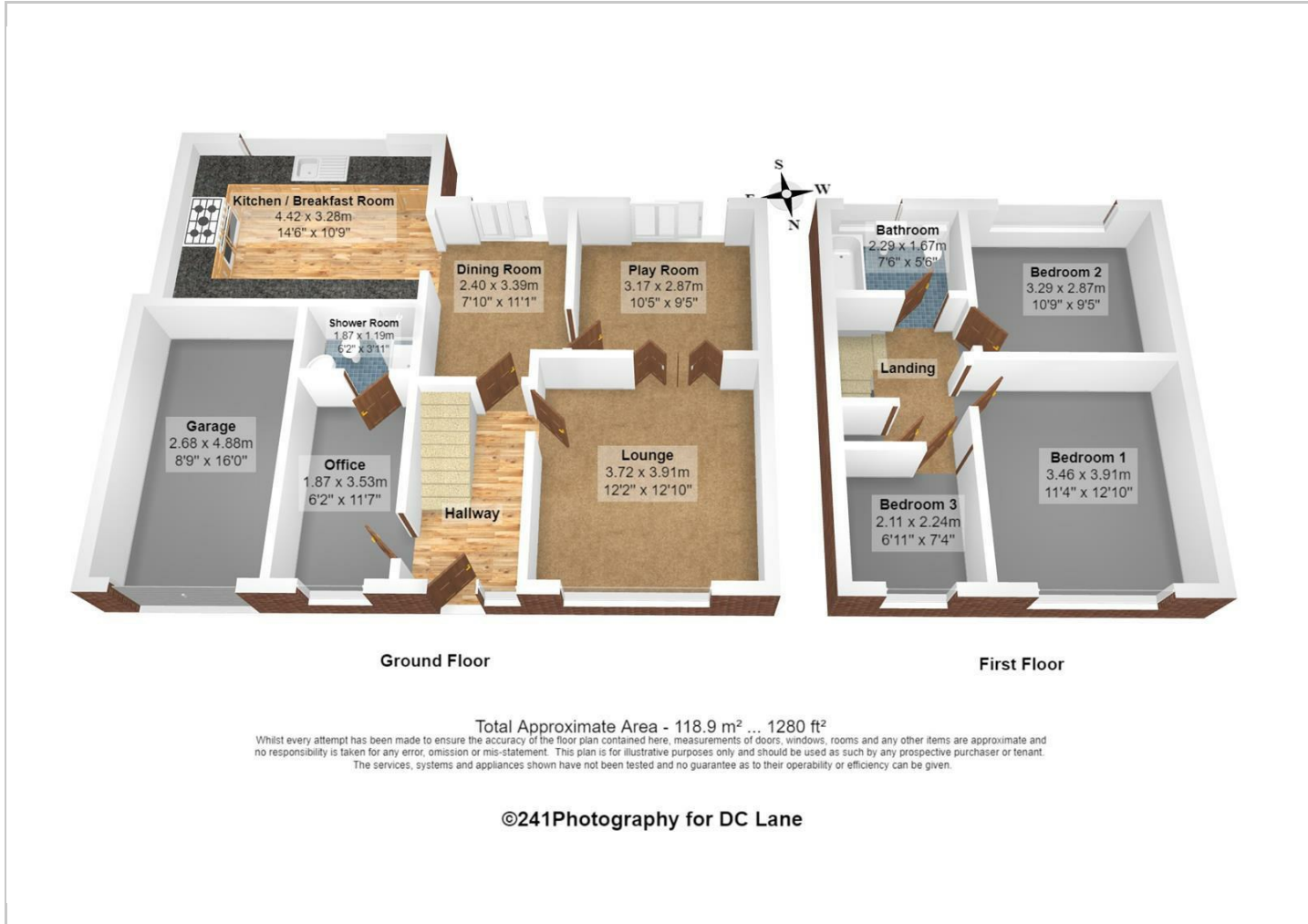
From the DC lane office Head south on Connaught Ave and turn right then 2nd left onto Ashford Rd. Continue onto Ashford Rd 0.2 mi Continue onto Ashford Cres 0.1 mi Turn left onto Castleton Cl and the property can be found on the left.

Council Tax Band: D

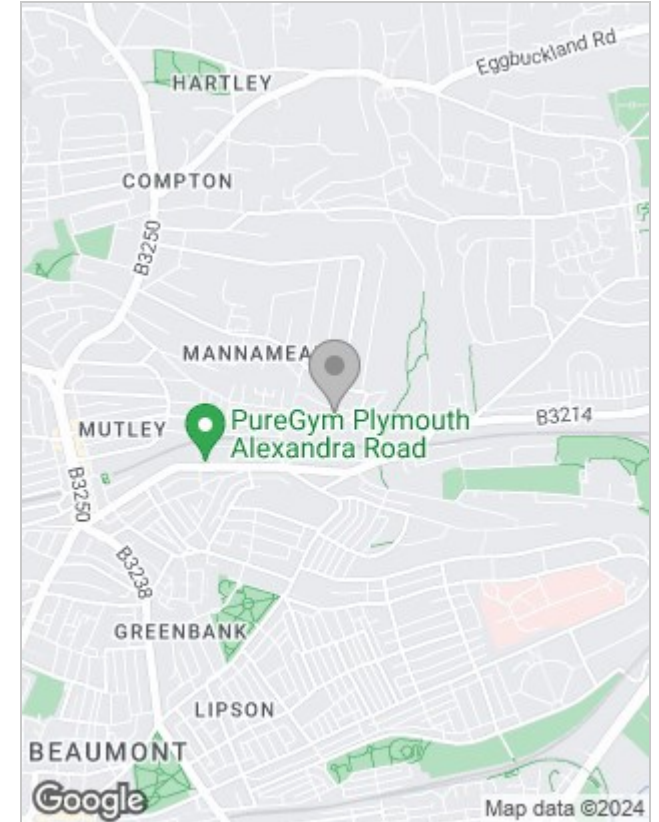




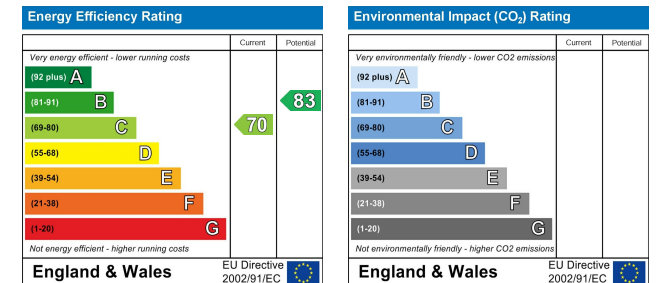
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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