



**DC**  
LANE

SELL • LET • MANAGE

Old Park Road, Plymouth, PL3 4PY  
£290,000 Freehold

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£290,000

# Old Park Road

Plymouth, PL3 4PY

- End Terraced Family Home
- Four Bedrooms
- Popular Peverell Location
- Useful Cellar for Storage
- Garage
- Arranged Over Three Storeys
- Beautifully Presented
- Home Office & Laundry Room
- Courtyard Garden
- Council Tax Band C

DC Lane are delighted to present this impressive four bedroom end of terrace family home located in the highly sought after Peverell area and positioned with easy access to the A38 and City Centre for a convenient commute and within strolling distance of Hyde Park shopping parade and Central Park for leisure pursuits.

Offering ideal family living and entertaining space this superb property is arranged over three storeys and offers a wealth of character features. Entry through the vestibule opens into a welcoming hallway with stairs to the first floor, lower ground floor and rear garden access. The spacious front reception room boasts a period fireplace and a further reception room bathed in natural light is used as a dining room. The stylish kitchen with an abundance of cabinets and peninsular breakfast bar completes the ground floor accommodation. The lower ground floor has a useful laundry room, space that can be used as a home office, home gym or hobby room and cloakroom/wc. To the first floor there are three double bedrooms and a single bedroom serviced by a well appointed family bathroom with shower over the bath.

Externally there is a pretty front garden and to the rear a secluded walled courtyard can be accessed from the lower ground floor and via steps from the ground floor. A large cellar provides plentiful space for storage and there is also a garage with power, light and roller door.

Deceptively spacious and well presented we believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike. Oozing character and charm a viewing is highly recommended - an exceptional home in an enviable location.



## Ground Floor

Lounge 12'9" x 13'2" (3.90 x 4.02)

Dining Room 10'1" x 13'0" (3.09 x 3.98)

Kitchen/Breakfast Room  
9'4" x 10'11" (2.86 x 3.35)

## Lower Ground Floor

Office 6'9" x 12'7" (2.06 x 3.84)

Laundry Room 8'8" x 10'7" (2.65 x 3.25)

Cloakroom/wc 6'2" x 3'4" (1.90 x 1.04)

Cellar 15'3" x 27'5" (4.66 x 8.36)

## First Floor

Bedroom One 9'6" x 11'6" (2.92 x 3.51)

Bedroom Two 10'2" x 13'0" (3.10 x 3.98)





Bedroom Three	9'4" x 9'1" (2.86 x 2.79)
Bedroom Four	5'11" x 7'10" (1.82 x 2.41)
Family Bathroom	6'4" x 5'7" (1.94 x 1.71)
External	
Garage	15'11" x 11'4" (4.86 x 3.46)

## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road. Turn right onto Old Park Road and the property can be found on the left.

**Council Tax Band: C**





## Floor Plans

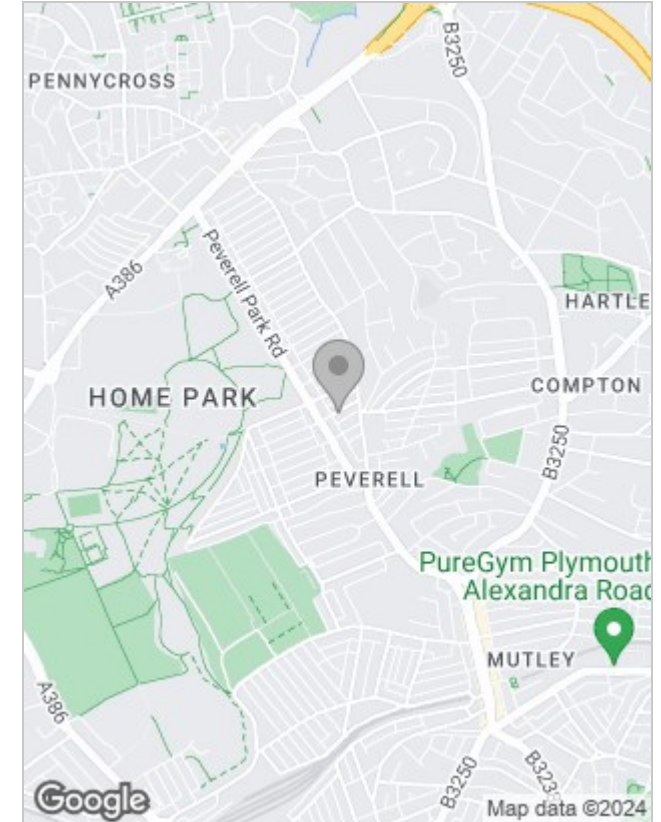


## Viewing

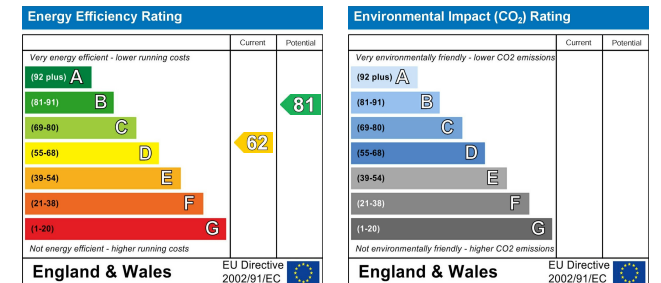
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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