



**DC**  
LANE

SELL • LET • MANAGE

Carlton Close, Plymouth, PL3 6JS  
£260,000 Freehold

 3  1  1  C







£260,000

# Carlton Close

Plymouth, PL3 6JS

- Mid Terraced House
- Three Bedrooms
- Spacious Accommodation
- Wonderful Tiered Garden
- No Onward Chain
- Lower Compton Location
- Garage & Driveway
- Well Presented Throughout
- Arranged Over Three Storeys
- Council Tax Band C

DC Lane are delighted to present this impressive mid terraced house set in the sought after location of Lower Compton benefiting from spacious accommodation that has been well maintained by the present owners. This three-bedroom house, built in 1975, offers a generous 1,164 sq ft of living space spread over three storeys.

Upon entering on the ground floor there is door access to the garage and a utility room. Stairs rise to the first floor where there is a space for dining room table and chairs and french doors to the garden. The contemporary gloss kitchen has plentiful cabinets and the reception room with two windows is filled with natural light and feature fireplace. To the second floor there are three bedrooms ( two doubles and a single) serviced by a well appointed bathroom with shower over the bath.

With parking space for two vehicles and garage with up and over door, convenience is at the forefront of this property. The tiered rear garden is a hidden gem, providing various zones for relaxation and entertainment, making it an ideal spot for enjoying the outdoors.

The spacious accommodation throughout the house ensures that there is plenty of room for everyone to enjoy their own space. Whether you're looking to unwind in one of the three bedrooms or spend quality time in the reception areas, this property caters to all your needs.

This lovely family home is attractive to families and couples alike and is located within easy reach of the A38, City Centre, plentiful local amenities and is being sold with no onward chain. Don't miss out on the opportunity to make this house your home. Carlton Close is a true gem in Plymouth, offering a comfortable and contemporary living experience that is sure to impress.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Ground Floor

Hallway 6'6" x 13'6" (1.99 x 4.13)

Utility Room 6'6" x 6'0" (1.99 x 1.85)

## First Floor

Lounge 14'6" x 14'7" (4.43 x 4.45)

Kitchen 10'11" x 8'3" (3.35 x 2.53)

Dining Area 6'4" x 9'4" (1.94 x 2.85)

## Second Floor

Bedroom One 8'7" x 11'10" (2.62 x 3.63)

Bedroom Two 10'9" x 10'11" (3.29 x 3.35)

Bedroom Three 8'9" x 9'0" (2.67 x 2.75)

Bathroom 6'6" x 5'4" (2.00 x 1.65)

Integral

Garage 10'9" x 16'10" (3.30 x 5.15)



## Directions

From the office Turn right onto Mannamead Rd/B3250 0.3 mi Turn right onto Compton Park Rd 0.3 mi Continue onto Lower Compton Rd 0.1 mi and Continue onto Blandford Rd. Turn right into Carlton Close and the property will be found on the left.

**Council Tax Band: C**





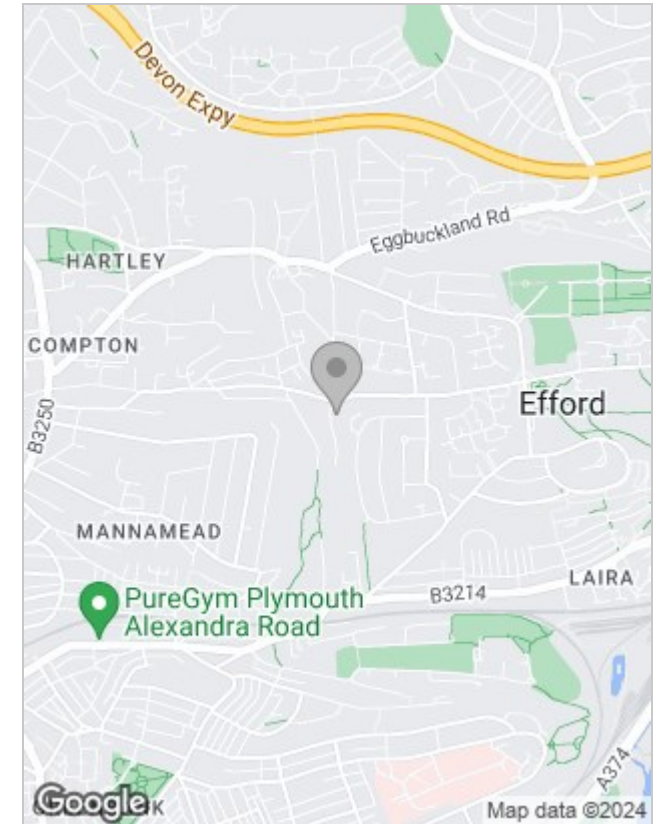




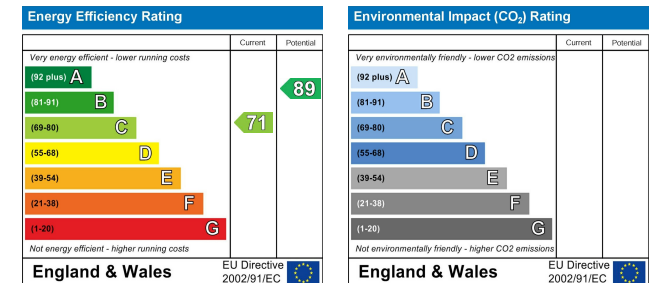
## Floor Plans



## 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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