



**DC**  
LANE

SELL • LET • MANAGE

Park Street, Plymouth, PL3 4BL

£440,000 Freehold

 5  2  3  D



£440,000

# Park Street

Plymouth, PL3 4BL

- Victorian Mid Terraced House
- Wealth Character Features
- Popular Stoke Location
- Three Reception Rooms
- Superb Family Home
- Five Bedrooms
- Arranged Over Three Storeys
- Major Refurbishment Programme
- Walled Courtyard Garden
- Council Tax Band C

DC Lane are extremely proud to introduce to the market this exquisite Edwardian townhouse located in the highly sought after 'Stoke Damerell Conservation Area' within strolling distance to fashionable Stoke Village, walking distance to the City Centre and with easy access to the A38 and major routes.

Having undergone a major refurbishment programme throughout this superb property is arranged over three storeys and offers a wealth of character features including period fireplaces, stripped floorboards and sash windows. The welcoming hallway opens into a lovely reception room featuring a navy woodburning stove and a further reception room would make an ideal dining room or home office. The modern kitchen with plentiful cupboards and generous island features a hot water tap and a decorative period stove opens into the garden facing breakfast room with velux window, bifolding doors aswell as side doors to the garden from both rooms. With natural light flooding through this most certainly is the 'heart of the home.' To the first floor there are two double bedrooms, the spacious master spanning the width of the property with built in wardrobes and are serviced by a well appointed family bathroom including shower enclosure and a separate shower room. There is also the most wonderful utility area, a clever interior design statement positioning within the middle of the home. Rising to the second floor there is door access to a walk in loft storage area, two further double bedrooms with velux windows enjoying elevated views and a single bedroom.

Externally, the pretty walled courtyard garden is private and secure making a wonderful space for relaxation or alfresco entertainment with a gate leading to the rear service lane.

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 14'4" x 12'10" (4.38 x 3.93)
- Dining Room 11'11" x 13'7" (3.65 x 4.16)
- Kitchen 9'8" x 15'8" (2.97 x 4.79)
- Breakfast Room 9'8" x 11'0" (2.97 x 3.36)

## First Floor

- Shower Room 3'1" x 11'6" (0.95 x 3.52)
- Bathroom 9'8" x 9'7" (2.97 x 2.94)
- Utility Room 3'4" x 7'5" (1.04 x 2.28)
- Bedroom One 18'6" x 12'10" (5.66 x 3.93)
- Bedroom Two 12'2" x 13'7" (3.73 x 4.16)

## Second Floor

- Bedroom Three 11'11" x 12'10" (3.65 x 3.93)





Bedroom Four

12'1" x 13'7" (3.70 x 4.16)

Bedroom Five

6'0" x 10'4" (1.85 x 3.17)

### Directions

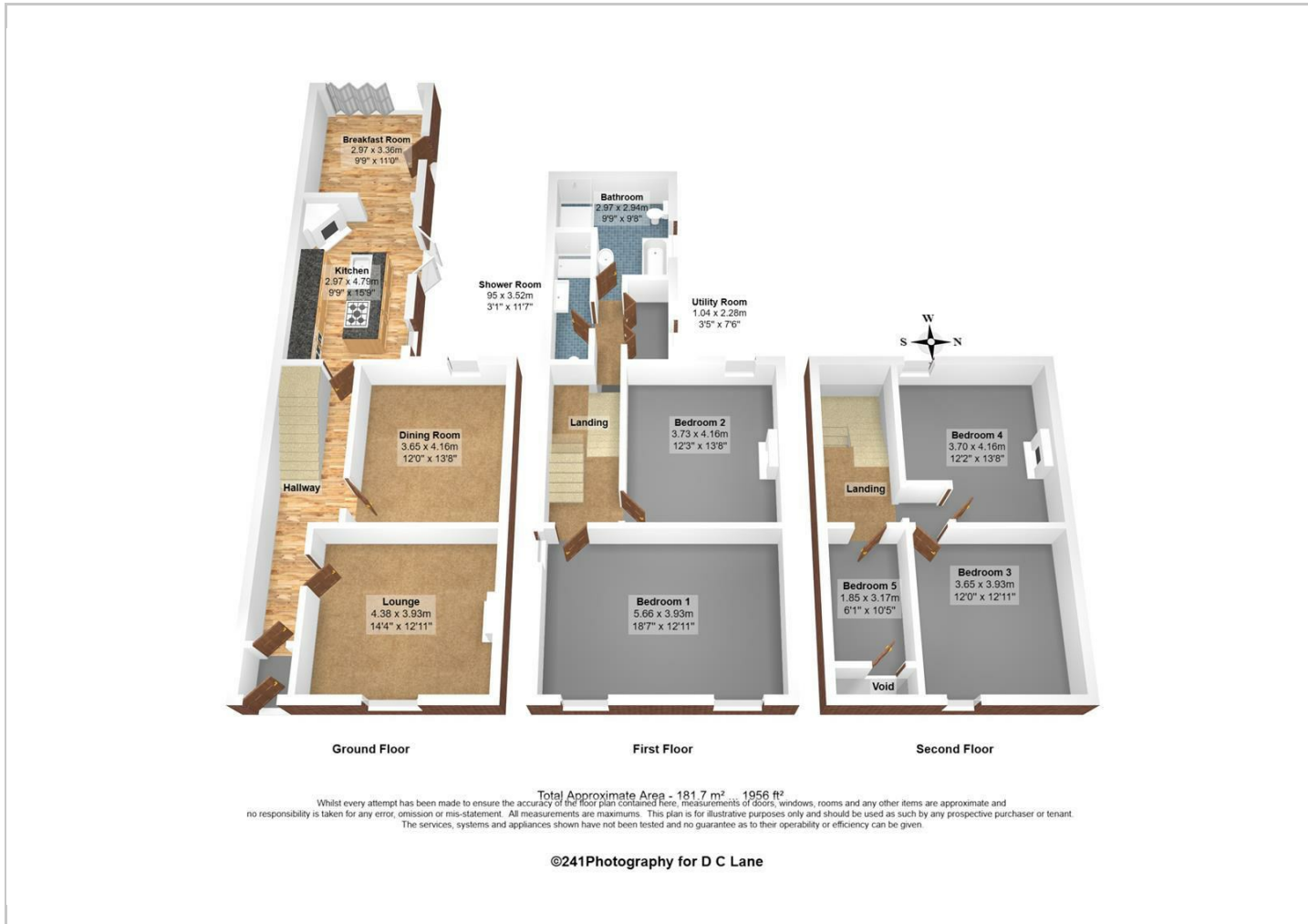
From our office: Head South on Mutley Plain, turn Right onto Ford Park Road. Continue onto Central Park Avenue. At the roundabout, take the second exit onto Stuart Road and then the first exit onto Wilton Street. Continue along Wilton Street through the traffic lights and turn right onto Molesworth Road for 0.4 mi and turn right onto Somerset Pl and then right onto Park Street.

**Council Tax Band: C**





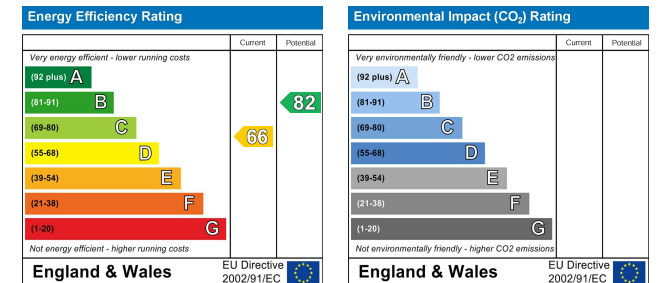
## Floor Plans



## 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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