



SELL • LET • MANAGE

Clevedon Park Avenue, Plymouth, PL2 3HB  
£325,000 Freehold

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£325,000

# Clevedon Park Avenue

Plymouth, PL2 3HB

- Semi Detached Family Home
- Three Reception Rooms
- Cul-De-Sac
- Generous Rear Garden
- Spacious Accommodation
- Three Bedrooms
- Milehouse Location
- Garage & Driveway
- Conservatory
- Council Tax Band C

DC Lane are delighted to present this impressive semi detached family home located within a cul-de-sac in the highly sought after Milehouse area and positioned with easy access to the A38 and City Centre for a convenient commute and within strolling distance to Central Park for leisure pursuits.

Offering ideal family living and entertaining spaces the property comprises of welcoming entrance hallway leading into a bright and airy living room with feature fireplace opening into a dining room with built in cupboards and french doors opening into a conservatory with direct garden access. The kitchen with plentiful cabinets and range style cooker is accessed from the hallway and the conservatory and a cloakroom/wc completes the ground floor accommodation. Stairs rise to the first floor with master bedroom featuring built in wardrobes, a further double bedroom and a single bedroom are serviced by a four piece bathroom with modern free standing bath and shower cubicle.

External attributes include a brick paved driveway and artificial grass areas which continue along the side of the property to the garage with up and over door. The rear garden is generous in size with decked, paved and lawned areas.

The current owners have had architectural and structural drawings created to open and improve the kitchen living space, which they will be happy to share with the future purchaser.

This classic family home is set within a sizeable plot and we believe it lends itself to families looking for well proportioned accommodation close to excellent schooling. A viewing is highly recommended to appreciate this exceptional home within this enviable location.



## Ground Floor

Lounge 11'6" x 15'11" (3.51 x 4.86)

Dining Room 10'5" x 12'11" (3.20 x 3.95)

Kitchen/Breakfast Room  
7'8" x 21'0" (2.34 x 6.41)

Conservatory 8'2" x 11'1" (2.50 x 3.40)

W/C

## First Floor

Bedroom One 10'5" x 15'11" (3.20 x 4.86)

Bedroom Two 10'5" x 13'1" (3.20 x 3.99)

Bedroom Three 7'1" x 8'1" (2.16 x 2.48)

Bathroom 7'1" x 8'8" (2.16 x 2.65)





## Directions

From the office turn left onto Hyde Park Rd 0.3 mi and follow onto Peverell Park Road 0.6 mi Turn left onto Outland Rd/A386 0.4 mi Keep left to continue on Segrave Rd 0.5 mi At the roundabout, take the 2nd exit onto N Prospect Rd 246 ft Turn right onto Furneaux Rd 0.1 mi Turn left onto Clevedon Park Ave and the property can be found on the left.

**Council Tax Band: C**









## Floor Plans

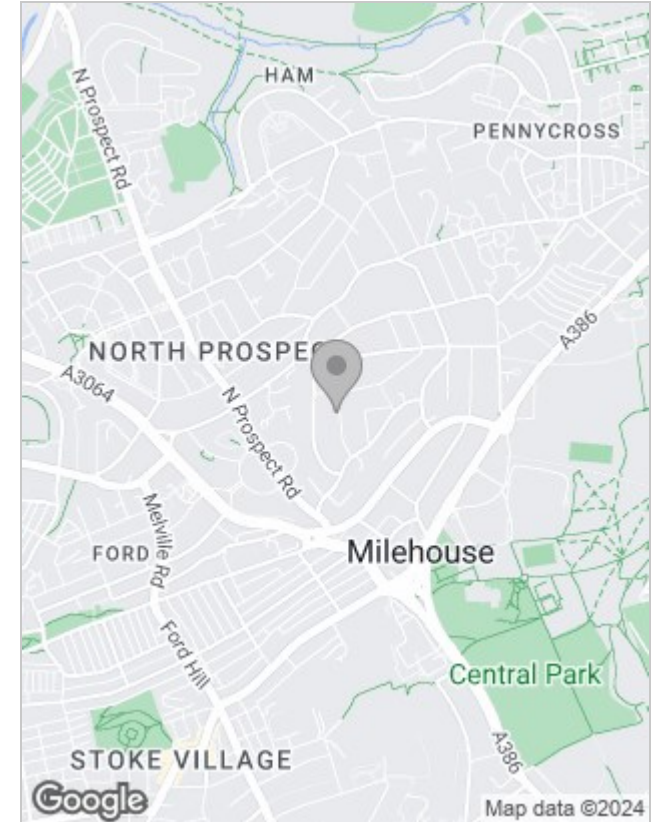


## Viewing

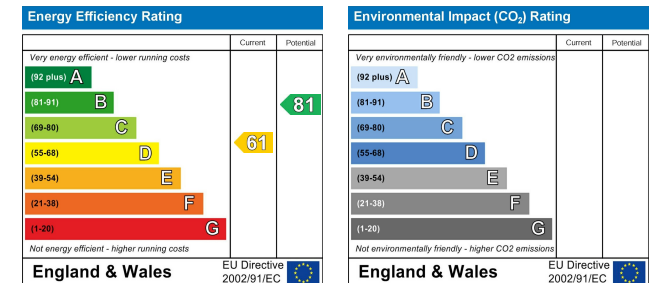
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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