

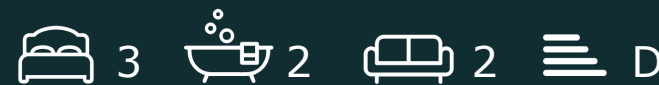
DC  
LANE

SELL • LET • MANAGE



Ponsonby Road, Plymouth, PL3 4HP

£340,000 Freehold





£340,000

# Ponsonby Road

Plymouth, PL3 4HP

- Detached Family Home
- Two Reception Rooms
- Arranged Over Three Storeys
- Extensive Rear Garden
- No Onward Chain
- Three Bedrooms
- Milehouse Location
- Woodland Backdrop
- Integral Garage
- Council Tax Band D

DC Lane are thrilled to present this unique detached property tucked away at the end of Ponsonby Road in Milehouse, with woodland views. There's easy access to the City Centre, Central Park, A38 and all major routes.

Built in 1980 Number 43 boasts a generous 1,390 sq ft of living space spread across three storeys, offering ample room for comfortable living. There is a wide private driveway and an integral garage. Steps from the pretty front garden lead down the side of the house to the rear terrace and gardens.

The ground floor entrance leads into a hall, dining room and kitchen with a pantry cupboard, older units and a splendid view across the valley. Stairs lead down to the lower level; the master bedroom having built-in wardrobes and an en-suite bathroom. The second double bedroom/reception room is actually larger, has wonderful views and can easily fit statement pieces of furniture. Stairs descend down to the lower ground floor with a third double bedroom, shower/utility room and a lovely sitting room oozing coziness with a gas "wood stove". Patio doors open to the conservatory and then to the terrace and gardens.

The extensive tiered garden is brimming with trees and set against a natural woodland backdrop. Truly a gardener's paradise with lush greenery and trees, it has recently been cleared to show its true size. A hidden little stream at the end of the garden adds a touch of tranquillity and peaceful serenity in this outdoor haven. Whether you have green fingers or simply enjoy spending time outdoors, this garden offers endless possibilities for relaxation and enjoyment.

One of the standout features of this home is its split-level layout, adding character and a unique feel. You will see the property is in need of modernisation, presenting an exciting opportunity to put your own stamp on it, transforming this well positioned property into a modern and stylish abode that reflects your personal taste and preferences. It is being sold with no onward chain



## Ground Floor

Kitchen 14'2" x 7'0" (4.33 x 2.14)

Dining Room 11'4" x 8'9" (3.47 x 2.69)

Integral Garage 8'7" x 15'11" (2.63 x 4.87)

## Lower Ground Floor

Master Bedroom 8'5" x 16'4" (2.59 x 4.99)

En Suite 6'2" x 6'4" (1.89 x 1.94)

Bedroom /Reception Room  
11'3" x 16'4" (3.44 x 4.99)

## Lower Ground Floor 2

Sitting Room 11'1" x 16'4" (3.38 x 4.99)

Bedroom Two 8'7" x 16'4" (2.64 x 4.99)

Shower Room/Utility 6'2" x 6'3" (1.90 x 1.92)





Conservatory

9'9" x 5'6" (2.99 x 1.68)

### Directions

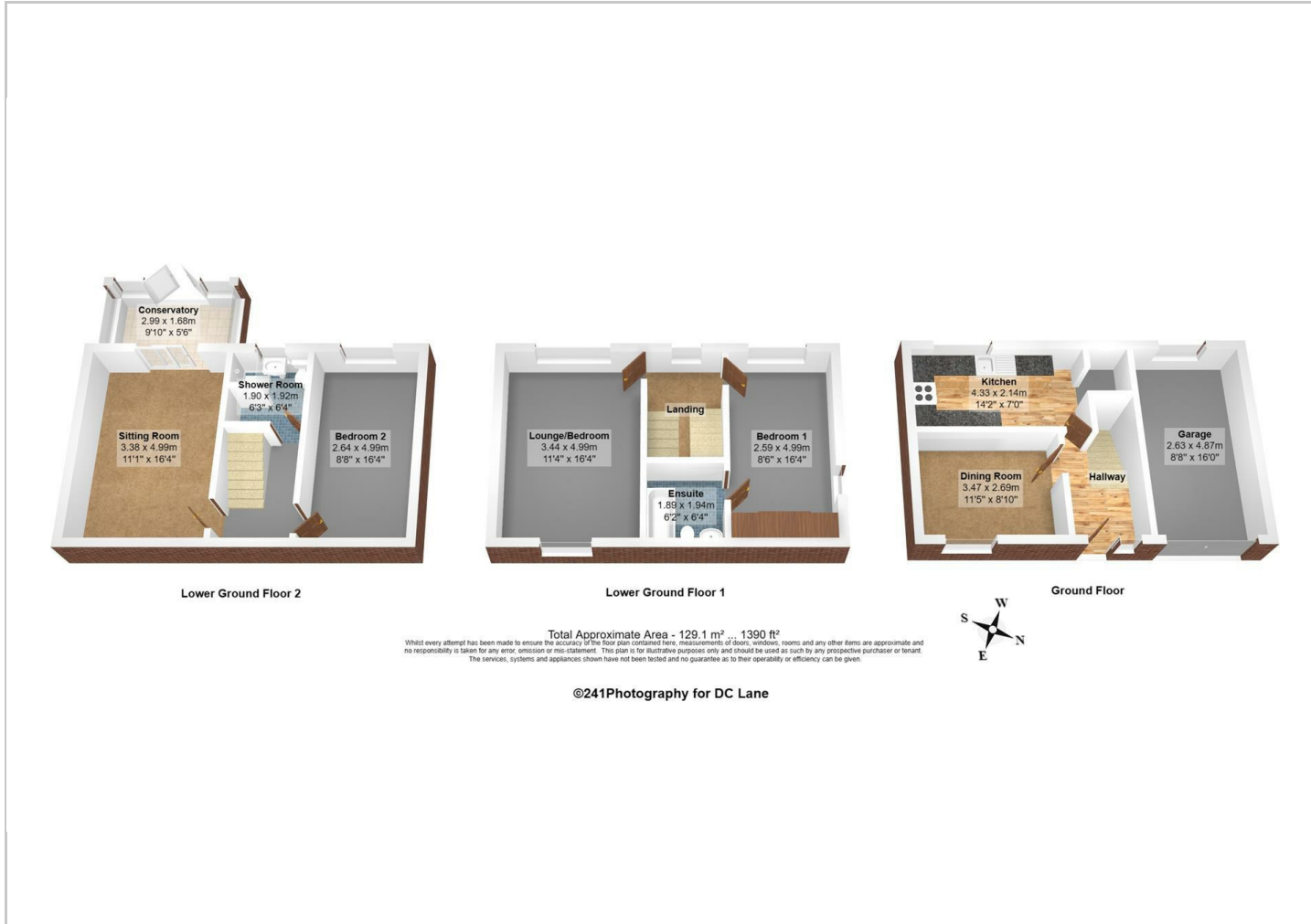
From Mutley Plain/B3250 Turn left onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 mi At Pennycomequick Roundabout, take the 4th exit onto Alma Rd/A386 0.5 mi Turn left Into Cuffe Road and then right into Ponsonby Road, the property can be found at the end of the road on the left.

**Council Tax Band: D**

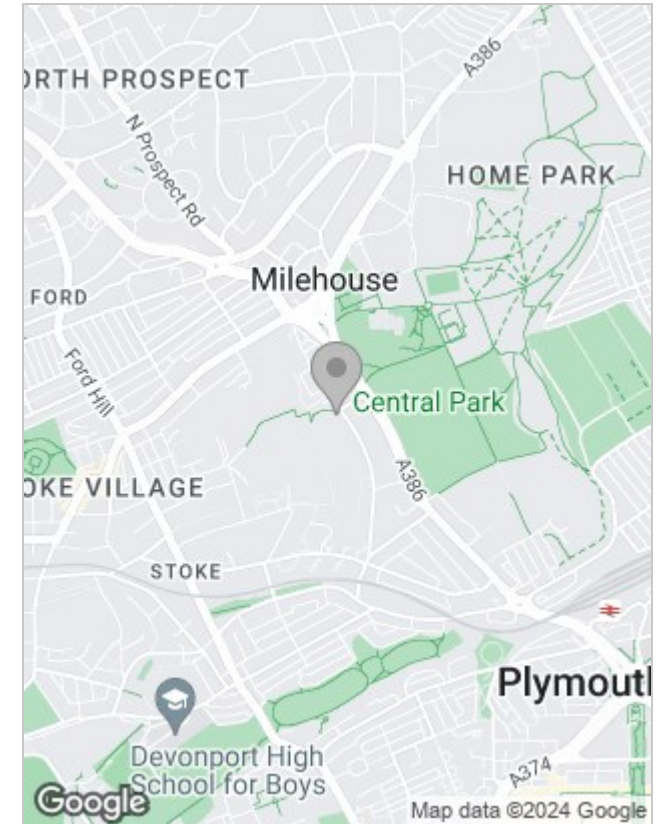




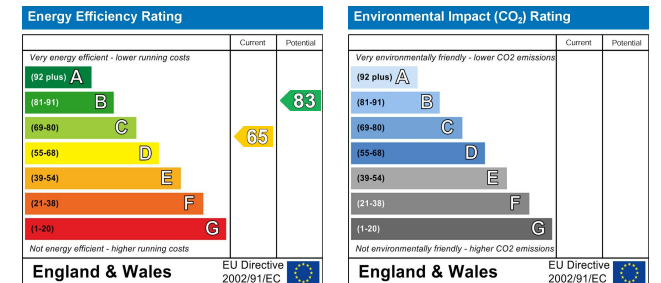
## Floor Plans



## 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.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk