



**DC**  
LANE

SELL • LET • MANAGE

Lopes Road, Plymouth, PL2 3DZ

£365,000 Freehold

 3  1  1  C







£365,000

# Lopes Road

## Plymouth, PL2 3DZ

- Extended Semi Detached House
- Open Plan Living
- Bespoke External Office Room
- Generous Low Maintenance Garden
- Viewing Highly Recommended
- Three Bedrooms
- Tastefully Presented
- Exceptional Living Space
- Off Road Parking Two Vehicles
- Council Tax Band C

DC Lane are delighted to showcase this extended impressive three bedroom semi detached family home located in the highly sought after Beacon Park area within the catchment of excellent schooling and with easy access to the City Centre and all major routes.

Offering ideal family living and entertaining spaces this tastefully presented property comprises of welcoming entrance hallway featuring cast iron radiator and parquet flooring that originated from a church leading into a bright and airy open plan reception room. The lounge with period fireplace opens into the splendid extended garden facing kitchen/dining room boasting inset wood burner, contemporary kitchen cabinets, integrated appliances, peninsular with space for many bar stools and flooded with natural light through velux windows and on trend bifold doors providing direct access into the south facing garden - this is a truly exceptional living space. A cloakroom/wc completes the ground floor accommodation. To the first floor the master bedroom features built in wardrobes in the alcoves and a further double and single bedroom are serviced by a well appointed bathroom with modern free standing bath and separate shower cubicle. With underfloor heating in most of the accommodation, gas central heating and a wood burner, there are various heating options.

The south facing generous rear garden with artificial grass is low maintenance and features a bespoke insulated garden office which helps create a separation between work and home life. A timber shed offers storage solutions aswell as a basement with external access at the side of the property which also houses the boiler. A brick paved drive has off road parking space for two vehicles.

This superb 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

Living Room 12'4" x 12'6" (3.76 x 3.82)

Kitchen/Dining Room 19'3" x 23'3" (5.88 x 7.09)

Cloakroom/WC

### First Floor

Bedroom One 11'4" x 12'6" (3.46 x 3.82)

Bedroom Two 11'11" x 13'0" (3.64 x 3.97)

Bedroom Three 7'4" x 9'2" (2.26 x 2.80)

Bathroom 6'9" x 9'8" (2.08 x 2.95)

External

Garden Office



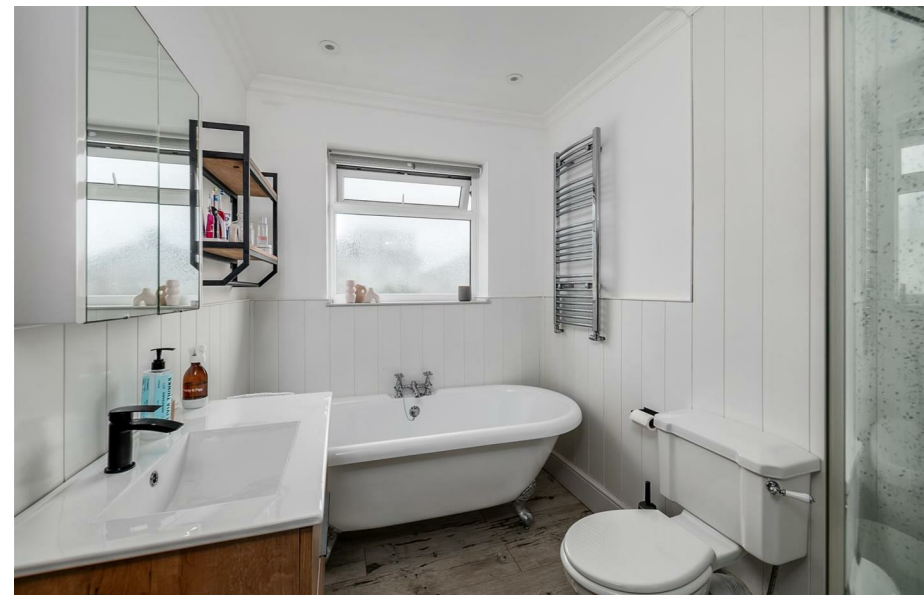


## Directions

Head south on Mutley Plain Turn right onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 mi At the roundabout, take the 4th exit onto Alma Rd/A386 Continue to follow A386 0.7 mi Keep right to continue on Outland Rd/A386 0.4 mi Turn left onto Segrave Rd 0.1 mi Turn right onto Lopes Rd and the property can be found on the right.

**Council Tax Band: C**

## Scan for Material Information

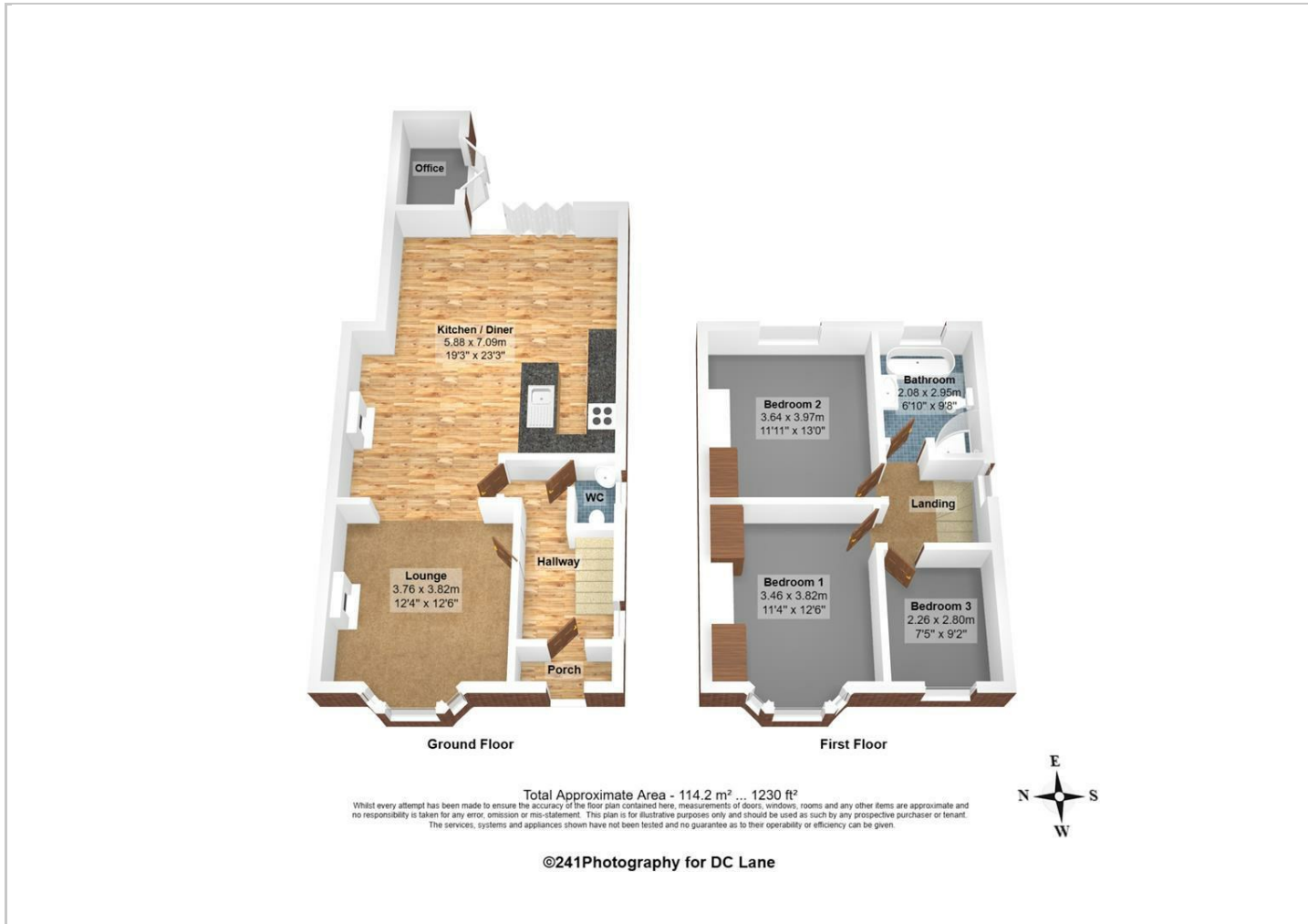








## Floor Plans

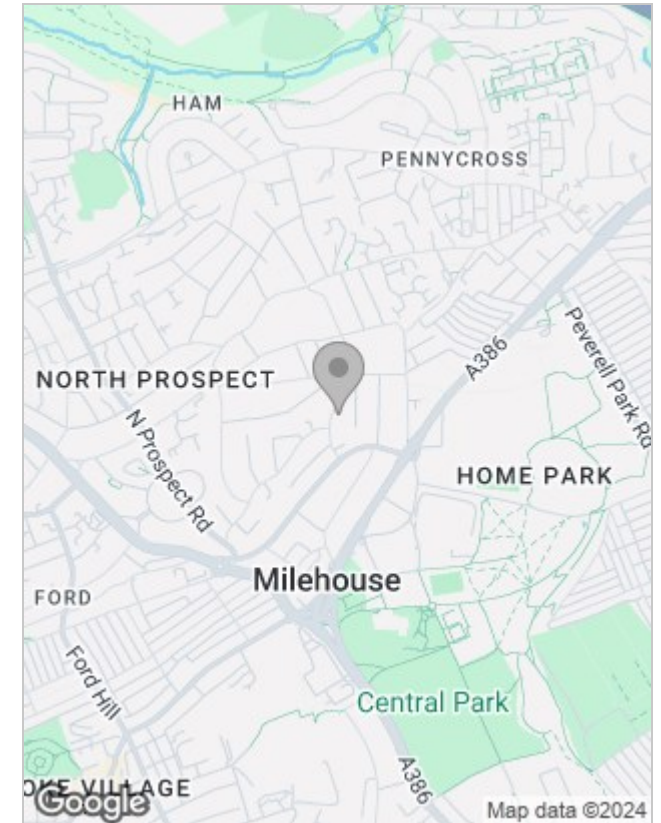


## Viewing

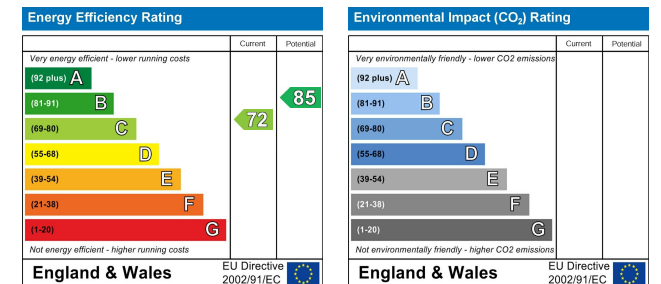
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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