

DC
LANE

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Gifford Place, Plymouth, PL3 4JA
Offers Over £350,000 Freehold

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Offers Over £350,000

Gifford Place

Plymouth, PL3 4JA

- Mid Terraced Family Home
- Two Receptions
- Exquisitely Presented
- Spacious Accommodation
- Delightful Rear Garden
- Four Bedrooms
- Central Location
- Generous Kitchen/Breakfast Room
- On Fringes Central Park
- Council Tax Band C

DC Lane are thrilled to present this impressive four bedroom mid terrace family home located centrally and positioned with easy access to the A38 and City Centre and within strolling distance of Mutley Plain, Hyde Park shopping parade, well placed for excellent schooling and moments from the green expanse of Central Park for leisure pursuits.

From the moment you enter the welcoming hallway, the attention to detail is evident as the property has been exquisitely decorated with a refined touch that sets the tone for the rest of the home. The elegant lounge features bespoke window shutters and a period fireplace seamlessly flowing into a stylish dining room perfect for entertaining. A cloakroom with striking feature wallpaper adds a touch of personality and practicality and the spacious contemporary kitchen/breakfast room is the heart of the home boasting well appointed cabinetry, integrated appliances and a central peninsula, a lovely spot to perch with a cocktail! There is also ample space for a dining table and chairs, ideal for modern family living. To the first floor the property boasts four bedrooms (three doubles and a single) all filled with natural light and a tastefully finished family bathroom with a modern roll top bath and shower over.

The delightful low maintenance rear garden is a tranquil escape from city life, providing a serene setting with effortless charm and the added benefit of an external cupboard with power, ideal for housing a tumble dryer or additional storage and a rear gate offers a short cut to Central Park.

Newly fitted sumptuous carpets and drenched in natural light, this refined and generously proportioned home is beautifully curated and presented throughout. Every room bursts with character features and effortlessly combines timeless character with modern comforts, perfect for relaxed, stylish living and with a recently replaced roof this is an enviable home in an enviable location ... a viewing is most definitely recommended.



Ground Floor

Lounge	13'0" x 13'10" (3.97 x 4.22)
Dining Room	10'10" x 14'2" (3.32 x 4.34)
Kitchen/Breakfast Room	10'4" x 21'8" (3.15 x 6.61)

WC

First Floor

Bedroom One	11'1" x 13'10" (3.39 x 4.22)
Bedroom Two	10'10" x 14'2" (3.32 x 4.34)
Bedroom Three	10'4" x 11'3" (3.15 x 3.43)
Bedroom Four	5'7" x 10'8" (1.72 x 3.26)
Bathroom	6'9" x 8'11" (2.06 x 2.74)



Directions

From Mutley Plain/B3250 Turn left onto Ford Park Rd 0.5 mi and at the roundabout turn right and the property can be found on the left.

Scan for Material Information



Council Tax Band: C

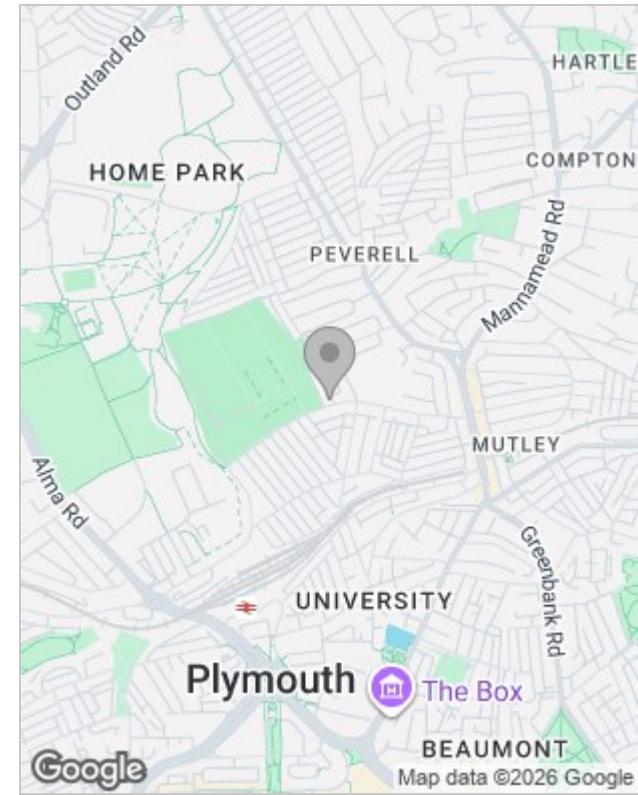




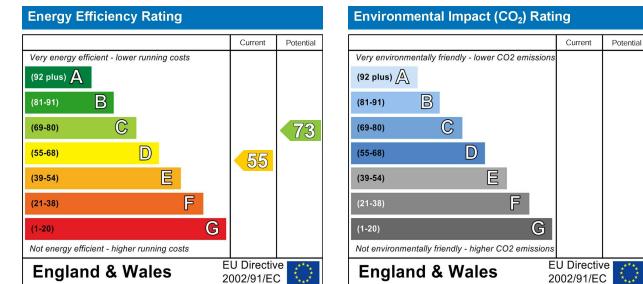
Floor Plans



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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.