



Elphinstone Road, Plymouth, PL2 3QQ  
£315,000 Freehold

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# Elphinstone Road

Plymouth, PL2 3QQ

- Mid Terraced Period Home
- Popular Peverell Location
- Wealth Period Features
- Streamlined Contemporary Kitchen
- Off Road Parking
- Three Double Bedrooms
- Tastefully Presented
- Airy Expansive Rooms
- Low Maintenance Garden
- Council Tax Band C

DC Lane are delighted to showcase this impressive mid terrace family home ideally situated in the highly sought after Peverell area, offering convenient access to the A38, City Centre, well positioned for excellent schooling and moments from the green expanse of Central Park.

Enter through the elegant front door into a welcoming hallway where stripped floorboards creating warmth and character lead into two beautifully appointed reception rooms. Separated by discreet pocket doors, each room is bathed in natural light and features period open fireplaces and stripped floors offering the perfect balance of heritage and contemporary living. Column radiators and newly installed windows throughout including graceful sash windows at the front enhance both style and comfort. The dining room is further enhanced by glazed sliding doors revealing the garden. The contemporary well equipped kitchen streamlined in design, features a new integrated dishwasher, a peninsula for casual dining or cocktails and double doors opening to the garden. Upstairs, the home continues to impress as stairs adorned with sisal like flooring and elegant brass stair rods lead to three generous double bedrooms. The master spans the full width of the property featuring sumptuous carpeting and abundant space, while the third bedroom showcases an exposed brick wall and a large, light flooded window and a further double bedroom benefits from recessed storage. An exquisite bathroom adorned with opulent gold hardware blends functionality with style.

The ample exterior boasts a low maintenance artificial lawn, enhanced by stylish gabion basket seating, while secure parking is ensured through a remote controlled roller door.

This exceptional classic home of generous proportions effortlessly combines period elegance with modern comfort and has been meticulously curated and tastefully presented throughout creating a beautifully family home within an enviable location - a viewing is most definitely recommended

£315,000



## Ground Floor

Lounge	12'4" x 11'10" (3.76 x 3.61)
Dining Room	10'6" x 15'4" (3.22 x 4.68)
Kitchen	10'4" x 17'5" (3.15 x 5.32)

## First Floor

Bedroom One	16'9" x 11'5" (5.11 x 3.50)
Bedroom Two	10'7" x 11'10" (3.23 x 3.62)
Bedroom Three	10'4" x 8'10" (3.15 x 2.70)
Bathroom	6'4" x 8'0" (1.95 x 2.46)





## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue onto Weston Park Rd 0.7 mi Continue onto Ham Dr 486 ft Turn left onto Langstone Rdn0.2 mi Turn left onto Montpelier Rd 0.2 mi Turn left onto Elphinstone Rd and the property can be found on the left.

## Scan for Material Information



**Council Tax Band: C**









Floor Plans

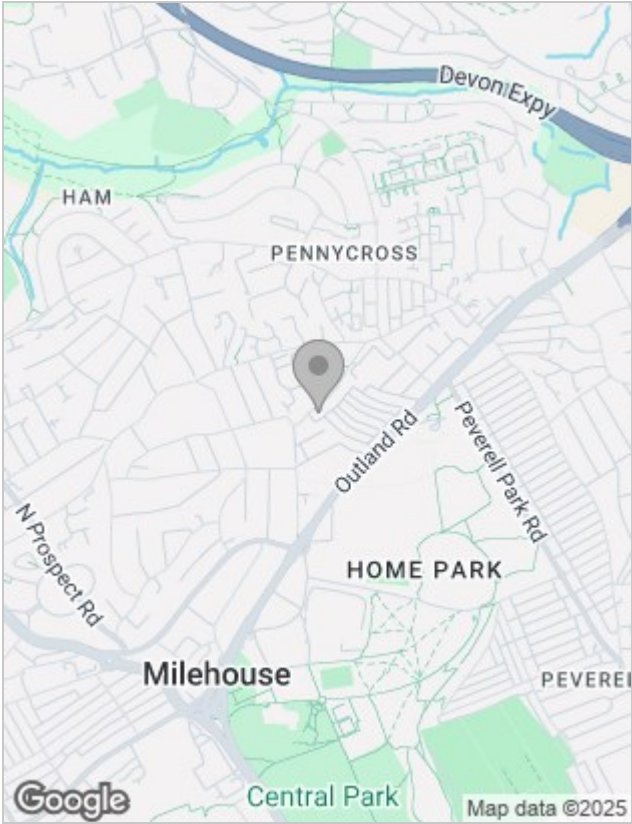


Viewing

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

