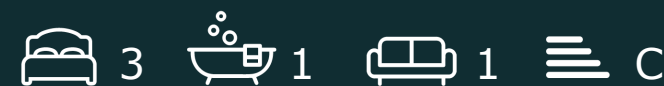


DC  
LANE

SELL • LET • MANAGE

Hillsborough, Plymouth, PL4 7AR

£475,000 Freehold









# Hillsborough

Plymouth, PL4 7AR

- Detached Architectural Residence
- Desirable Mannamead Location
- Balcony with Electric Awning
- Vertical Elegant Turret Staircase
- No Onward Chain
- Three Bedrooms With Views
- Roof Terrace Panoramic Vista
- High Specification Kitchen
- Car Port and Driveway
- Council Tax Band D

Perched proudly on a prime corner plot within desirable Mannamead and a stroll from the amenities of Mutley Plain, this striking detached residence is more than a home it's a statement of modern luxury and effortless living, captivating with architectural individuality.

Internally, the atmosphere is one of calm sophistication, every detail has been curated for comfort and performance, triple glazed windows, underfloor heating and a fibre glass roof work together to create a home that feels as efficient as it is beautiful. A bright garden room on the ground floor frames the garden view, perfect for relaxation or fitness. An entrance veranda and utility room add a practical elegance, while the sweeping turret style spiral staircase provides an architectural centrepiece, a sculptural element that connects the home's flowing spaces. Upstairs, the open plan space is designed for modern living and effortless entertaining. Expansive windows and sliding doors invite the outdoors in, opening onto a sun terrace where you can dine, unwind and watch the sun set over the city with an electric awning for shade. The bespoke kitchen is both beautiful and functional, fitted with premium appliances, solid countertops and sleek cabinetry, a contemporary wc completes this floor. On the second floor, three serene bedrooms await, light filled retreats where you can wake up to far reaching views. The luxury tiled shower room combines modern design with hotel style indulgence, featuring a double walk in shower. The pinnacle of the home features an enclosed roof terrace, presenting an extraordinary panorama of the city skyline, the rolling landscapes of Cornwall and the distant peaks of Dartmoor, a spectacular backdrop in all directions. The home is complemented by a mature shrub garden, carport, driveway and discreet external storage.

For those who value quality and individuality this home offers not just exceptional design but a way of life, connected to the city yet elevated above it.

£475,000



## Ground Floor

- Carport 7'5" x 18'6" (2.27 x 5.65)
- Utility Room 10'6" x 7'8" (3.22 x 2.34)
- Garden Room 8'11" x 12'9" (2.72 x 3.91)

## First Floor

- Living Room 19'8" x 12'9" (6.01 x 3.91)
- Kitchen/Diner 13'10" x 12'9" (4.24 x 3.91)
- Balcony 19'4" x 4'10" (5.91 x 1.48)
- WC 4'1" x 4'10" (1.26 x 1.49)

## Second Floor

- Bedroom One 13'10" x 12'4" (4.24 x 3.76)
- Bedroom Two 11'3" x 12'9" (3.43 x 3.91)
- Bedroom Three 9'10" x 8'3" (3.00 x 2.53)





|              |                              |
|--------------|------------------------------|
| Shower Room  | 5'7" x 8'3" (1.71 x 2.52)    |
| Third Floor  |                              |
| Roof Terrace | 33'7" x 18'0" (10.24 x 5.50) |

## Directions

From the DC Lane office head down Connaught Avenue and turn left onto Pearson Rd 0.1 mi then turn right onto Hillsborough, the property can be found on the left.

## Scan for Material Information



**Council Tax Band: D**

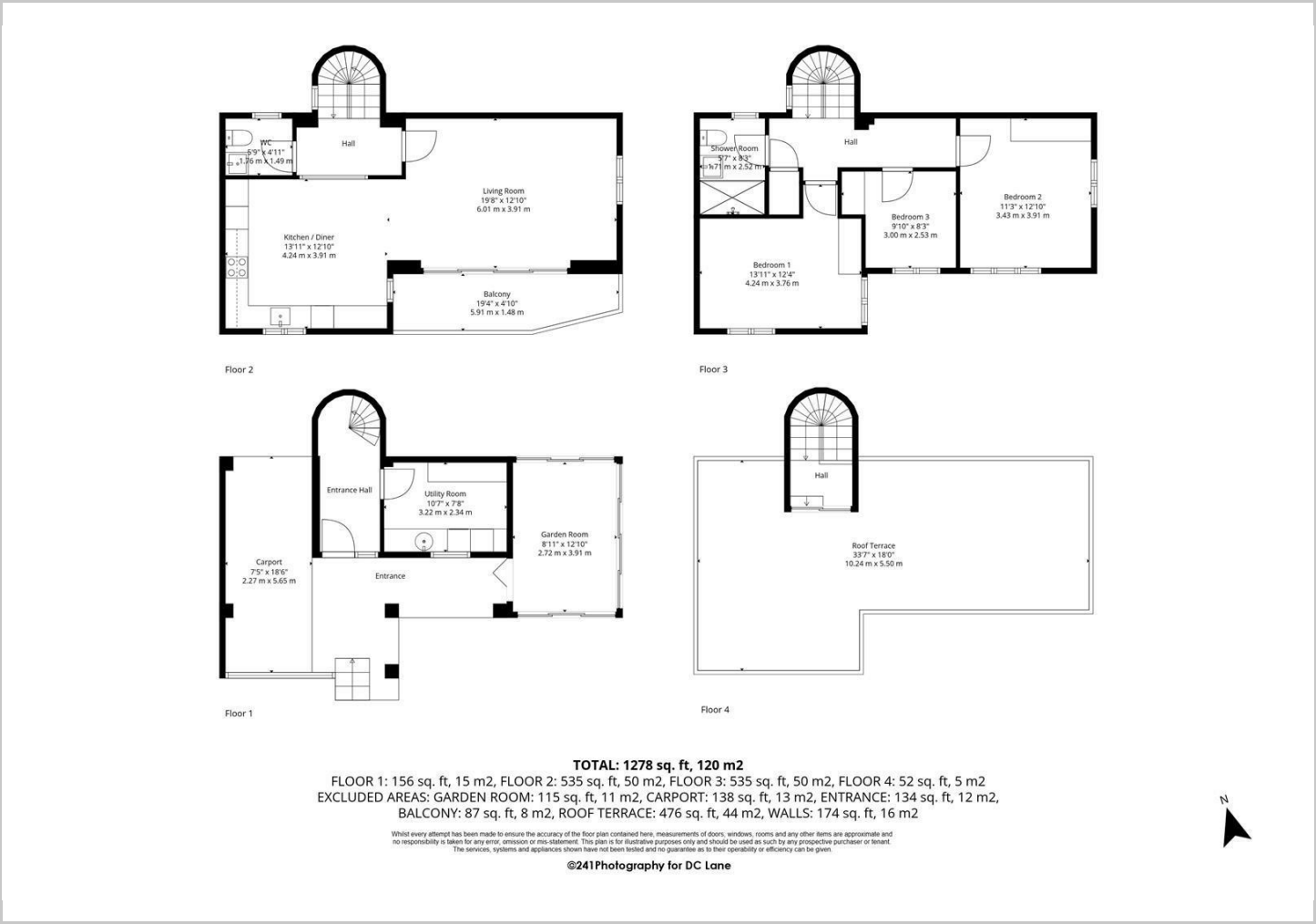








Floor Plans

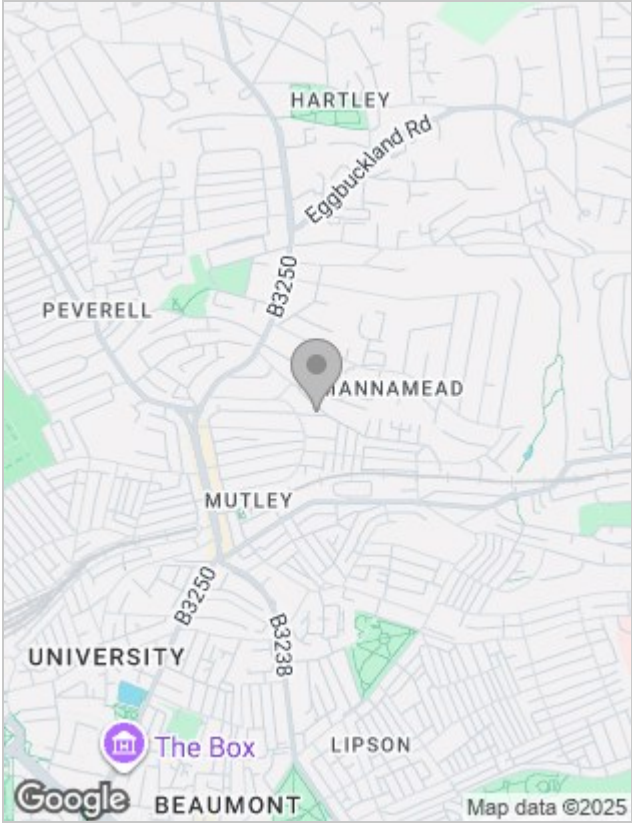


Viewing

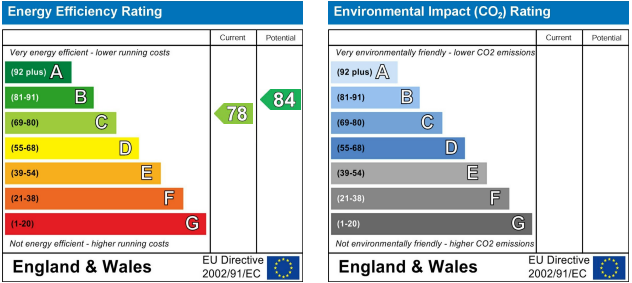
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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