



Burleigh Park Road, Plymouth, PL3 4QQ  
Offers Over £400,000 Freehold

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Offers Over £400,000

# Burleigh Park Road

## Plymouth, PL3 4QQ

- Exquisite Terraced Family Residence
- Popular Peverell Location
- Wealth Character Features
- Splendid Extension with Bifold Doors
- No Onward Chain
- Three Double Bedrooms
- Three Reception Rooms
- Elegantly Presented Throughout
- Delightful Rear Garden
- Council Tax Band C

Welcome to this exquisitely presented period residence that captures the perfect blend of timeless character and contemporary comfort located in the most popular Peverell Park Road. As you step into the hallway, the original tiled floors, soaring ceilings and intricate cornicing set the tone for the elegance that unfolds throughout.

The formal lounge is an impressive space generously proportioned to showcase statement furnishings with a beautiful working period fireplace and square bay window flooding the room with natural light, highlighting the stripped wooden floorboards that continue into the adjoining dining room. This seamless connection creates an ideal flow for gatherings and family living and leads into the breathtaking breakfast room, the true heart of the home. Designed for effortless entertaining, this space features a central island with cabinetry, wine fridge and a captivating light lantern overhead. Bifold doors stretch across the rear, dissolving the boundary between indoors and out perfect for summer parties or relaxed weekend brunches. The current owners have cherished this as their ultimate party space, where guests perch at the island, cocktail in hand, as the celebrations unfold. From here, a utility room, shower room and a kitchen featuring a range style cooker nestled within the chimney breast accompanied by ample cabinetry and preparation space complete the ground floor amenities.

To the first floor, there are three bedrooms, master with built in wardrobes concealed by period doors, a further double while the third small double are served by an indulgent bathroom, complete with a luxurious slipper bath, the perfect sanctuary at the end of the day. The enclosed courtyard garden offers a peaceful haven for alfresco dining, relaxation and year round enjoyment.

Elegantly and tastefully styled, this exceptional home is offered chain free and stands as an exceptional offering for those seeking a home of refined character and outstanding appeal.



### Ground Floor

Lounge	13'7" x 14'6" (4.16 x 4.43)
Dining Room	9'10" x 14'7" (3.02 x 4.46)
Breakfast Room	12'0" x 12'5" (3.67 x 3.80)
Kitchen	9'6" x 10'11" (2.91 x 3.34)
Utility Room	5'11" x 6'8" (1.81 x 2.04)
Shower Room	5'11" x 5'2" (1.81 x 1.60)
First Floor	
Bedroom One	11'8" x 14'6" (3.56 x 4.42)
Bedroom Two	11'8" x 14'7" (3.56 x 4.47)
Bedroom Three	7'9" x 10'4" (2.37 x 3.17)
Bathroom	7'9" x 8'0" (2.37 x 2.44)





## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road. Turn right onto Burleigh Park Road and the property can be found on the left.

## Scan for Material Information



## Council Tax Band: C

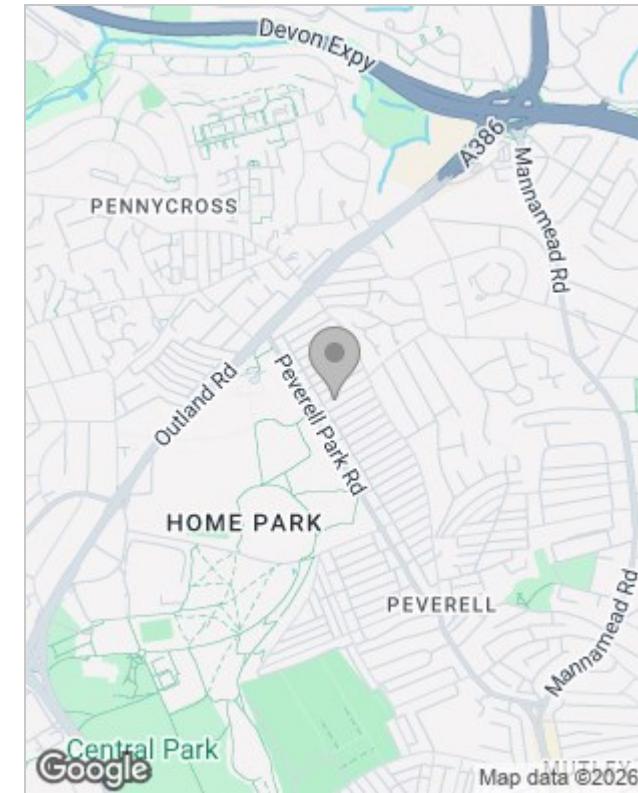




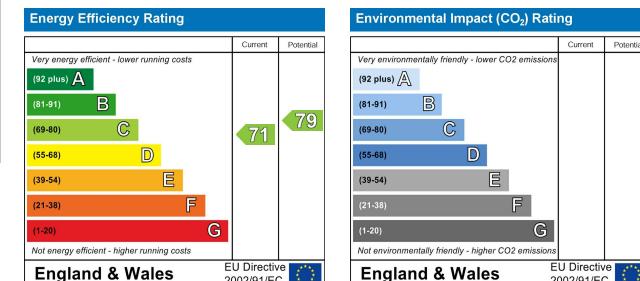
## Floor Plans



## 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.

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