



WHITEFORD ROAD, MANNAMEAD

PLYMOUTH, PL3 5LY

**ATWELL
MARTIN**
ESTATE AGENTS

“This gorgeous family home has an abundance of space throughout and is perfect for the growing family. With the added benefit of private rear gardens and on the doorstep of some of Plymouths best primary and secondary schools.”

Luke Boon, Branch Manager





Whiteford Road, Mannamead, Plymouth, PL3 5LY

Exquisite family residence in a tree lined street, set within the heart of Mannamead. With a wealth of character throughout, this superb Victorian home offers spacious living accommodation throughout, with mature front and rear gardens, five double bedrooms, study, kitchen & breakfast room, ample storage and presented to a wonderful standard.

- Exquisite Victorian Townhouse
- Mannamead Location
- Full of Character
- Level Rear Gardens
- Three Reception Rooms
- Five Bedrooms
- Study/Bedroom Six
- Family Bathroom, W/C & Cloakroom
- Kitchen & Utility Room
- Viewing Highly Advised

Torpoint	4.1 Miles
Plymouth City Centre	1.7 Miles
Exeter	44.5 Miles
Plymouth Railway Station	1.8 Miles
Exeter Airport	48 Miles

LOCATION

The property is conveniently located on Whiteford Road, one of the most prestigious addresses in Plymouth. Within the vicinity are excellent state and private schools, doctor's surgery and dental practice.

Mannamead itself is perfectly positioned in the heart of Plymouth, within walking distance to Mutley Park, Mutley Plain & Hartley. Mannamead gives easy access to the A38 Devon Express way and the City Centre, Royal William Yard and the historic Barbican and world famous, Plymouth Hoe.

THE PROPERTY

You enter the property into the porch, which has a period style tiled floor, and leads through into the hallway via a wood frame door with stain glass inset. The hallway has stripped back floorboards, with stairs leading up to the first-floor accommodation, and doors which open into the lounge, dining room and an opening through to a rear hallway. There are under stairs storage cupboards and a wealth of period features.

The lounge has a large bay window to the front elevation flooding the room with natural light. The lounge has pocket sliding doors which lead into the dining room.



The lounge has a wood burner with fireplace surround and a ceiling rose. The dining room has a set of French doors which open out onto the rear patio with a feature fireplace, stripped back floorboards and a ceiling rose to finish. These rooms are perfect for entertaining and offer great living space.

The rear hallway opens through to the breakfast room and has a large storage cupboard and access out to the rear gardens. The breakfast room has a period style built in cupboard and shelving and has a large picture window to the side elevation and access to the kitchen. The breakfast room has stripped back floorboards and is full of charm and tradition. The kitchen has a range of wall and base mounted units, complete with a roll top work surface over. There is an integral built in double oven, with four ring electric hob over, a sink drainer unit with a mixer tap over, an integral dishwasher and a washing machine. The kitchen has a window to the side elevation, plus access to the utility room. The kitchen has a tiled floor and a tiled splashback to finish. The utility room has ample storage and has a space for a tumble dryer. There is access to the cloakroom and a stable door which opens out onto the rear garden.

Upstairs, the first-floor landing gives access to bedrooms one, two, three, the study (bedroom 6), family bathroom and w/c. The landing has a large window to the rear elevation and has stairs up to the second floor. There are two large storage cupboards under the stairs. The master bedroom has is a great double size a large bay window to the front elevation which overlooks the bowling green, and a period feature fireplace. Bedroom

two has two built in storage wardrobes and a large window to the rear elevation. Bedroom three is located at the rear of the property and has a large bay window to the rear elevation. There is a feature fireplace and lovely views over the rear gardens.

The family bathroom has a corner walk in shower, panelled bath and a hand wash basin. There is an obscured window to the side elevation and a heated towel rail to finish. The w/c has a low-level w/c, a hand wash basin and an obscured window to the side elevation. The study/bedroom 6 is a great study space and overlooks the bowling green. The room fits a single bed and could be used as a nursery or a child's first bedroom.

Upstairs, both bedrooms four and five are a great double size. Bedroom four has a feature fireplace and has panoramic views out across to Plymouth Sound and the surrounding area. Bedroom five is currently dressed as an office and has a window to the rear elevation.

OUTSIDE

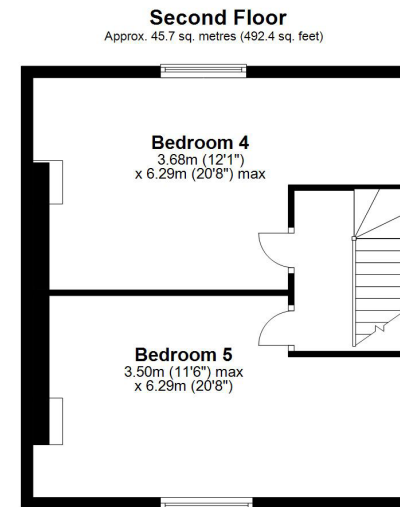
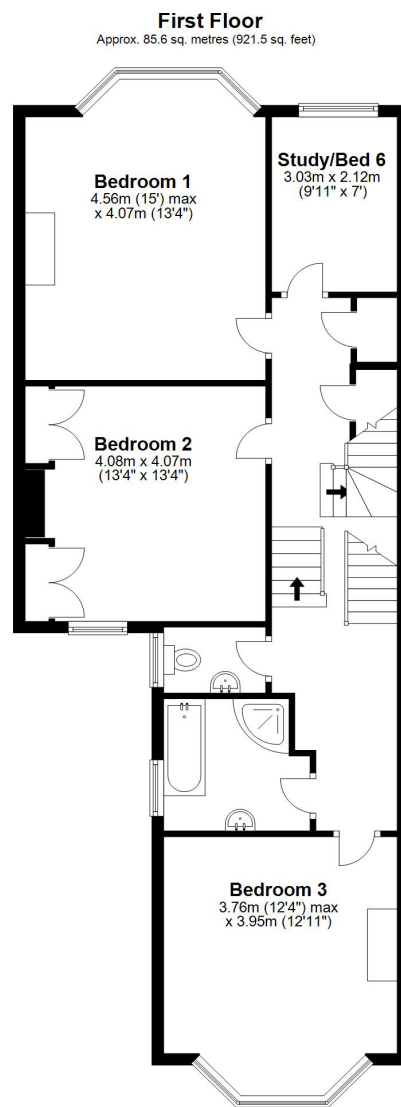
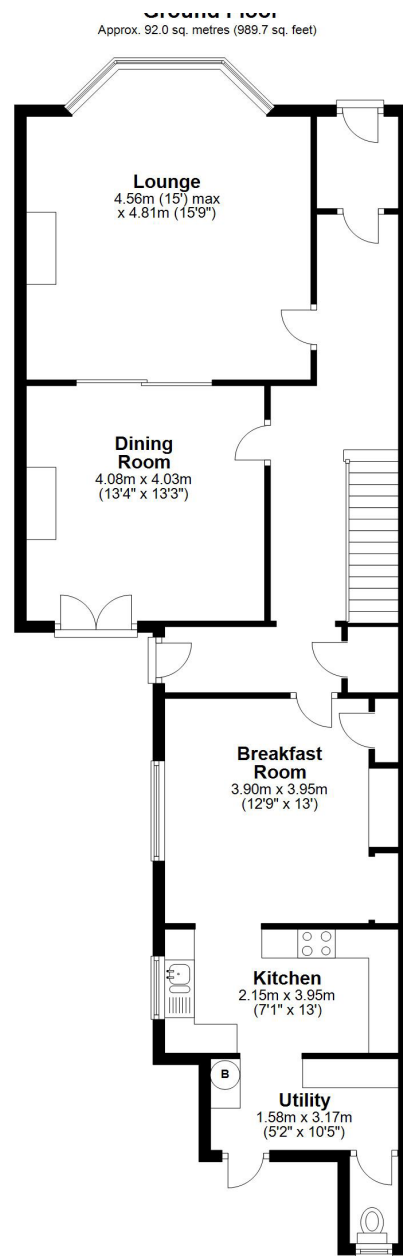
Externally, the property has mature level gardens, with a raised decked at the rear. There is a level lawn and a patio which is access via the side door and dining room French doors. The front garden is mainly laid to lawn, with a path leading up to the front door.

EPC - E
Council Tax Band - E

PRICE - £450,000







Total area: approx. 223.3 sq. metres (2403.6 sq. feet)
Whiteford Road, Mannamead, Plymouth

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Meet the Sales Team



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