



Falcon

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35 Lady Fern Road

Roborough, Plymouth, PL6 7ET

Guide Price £325,000-£335,000





In Brief

Spacious Mid terraced extended property

Reception Rooms	Living room & Open plan Kitchen – Diner, Orangery with feature lantern sky light		
Bedrooms	3 Bedrooms		
Heating	Gas central heating	Parking	Off road parking and Garage
Area	930Sq Ft	Council Tax	C
Tenure	Freehold		

Description

Tucked away in a quiet private cul-de-sac north of Plymouth, this larger-than-average mid-terrace home offers a rare combination of space, privacy, and modern living. Lovingly maintained by the current owners for over 20 years, the property has been significantly enhanced with a stunning extension / orangery and a versatile garden room, ideal as a home office, cinema, yoga studio, or creative space. The ground floor features a welcoming entrance hallway with cloakroom/WC, a spacious living room, and an impressive open-plan kitchen/dining area that flows seamlessly into the conservatory – perfect for family life or entertaining guests. A practical utility area adds further convenience. Upstairs, there are three bedrooms and a well-appointed family bathroom, offering ample space for a growing family. Externally, the property boasts a sunny south-facing rear garden, ideal for relaxing or alfresco dining, alongside off-road parking and a garage under a near by coach house. Situated just north of the city of Plymouth, this superb home enjoys easy access to Dartmoor National Park, as well as nearby a range of retail amenities. With its excellent location, spacious accommodation, and impressive improvements, this is an outstanding opportunity to acquire a truly special home

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Floor Plans

GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.
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