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Burleigh Park Road, Plymouth, PL3 4QH  
£425,000 Freehold









# Burleigh Park Road

## Plymouth, PL3 4QH

- Exquisite Terraced Family Residence
- Prestigious Peverell Location
- Splendid Showstopping Kitchen
- Wealth Character Features
- Delightful Rear Garden
- Four Bedrooms
- Elegantly Presented Throughout
- Loft Conversion
- Well Proportioned Rooms
- Council Tax Band C

DC Lane welcomes this distinguished period residence, beautifully curated to unite timeless architectural character with refined contemporary living, enviably positioned along a prestigious Peverell Park Road.

The home's elegance is unmistakable with the hallway's stripped floorboards, soaring ceilings and intricate corning creating a sense of heritage and grandeur, setting the tone for the exquisite interiors beyond. The lounge is superbly proportioned, a modern woodburner sits gracefully within a period fireplace, while a decorative ceiling and square bay window bathe the room in natural light. The showstopping kitchen/dining room is undeniably the heart of the home boasting an extensive range of quality cabinetry, substantial central island, range style cooker and ample space for a statement table. French doors open onto the garden terrace, effortlessly blending indoor outdoor living, ideal for summer soirées or relaxed weekend brunches. A utility room with garden access leads to a convenient shower room. Ascending the staircase with elegant carpet rods, the first floor reveals three beautifully presented bedrooms. The principal is particularly generous, a further spacious double bedroom and a well proportioned third are served by a luxurious family bathroom, complete with a contemporary freestanding egg bath and twin basins, a serene sanctuary in which to unwind. The second floor hosts a spectacular loft room spanning the footprint of the property. Flooded with light from Velux windows, it enjoys far reaching roofscape views of Plymouth towards The Sound and offering remarkable versatility as a gym, bedroom or home office. The low maintenance rear garden provides a tranquil retreat, mature bamboo and flowering jasmine create natural screening, while a patio terrace is a secluded haven perfectly suited for alfresco dining,

This exceptional residence presents an opportunity to acquire a home of enduring character, contemporary luxury and undeniable distinction

£425,000



### Ground Floor

Lounge	13'7" x 14'6" (4.15 x 4.43)
Kitchen/Diner	19'3" x 14'7" (5.88 x 4.45)
Utility Room	6'0" x 6'11" (1.84 x 2.11)
Shower Room	6'0" x 4'7" (1.84 x 1.42)

### First Floor

Bedroom One	11'8" x 14'6" (3.58 x 4.44)
Bedroom Two	11'8" x 14'6" (3.58 x 4.44)
Bedroom Three	7'11" x 10'7" (2.42 x 3.24)
Bathroom	7'9" x 8'0" (2.38 x 2.44)

### Second Floor

Bedroom Four





## 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 right.

## Scan for Material Information



**Council Tax Band: C**









Floor Plans



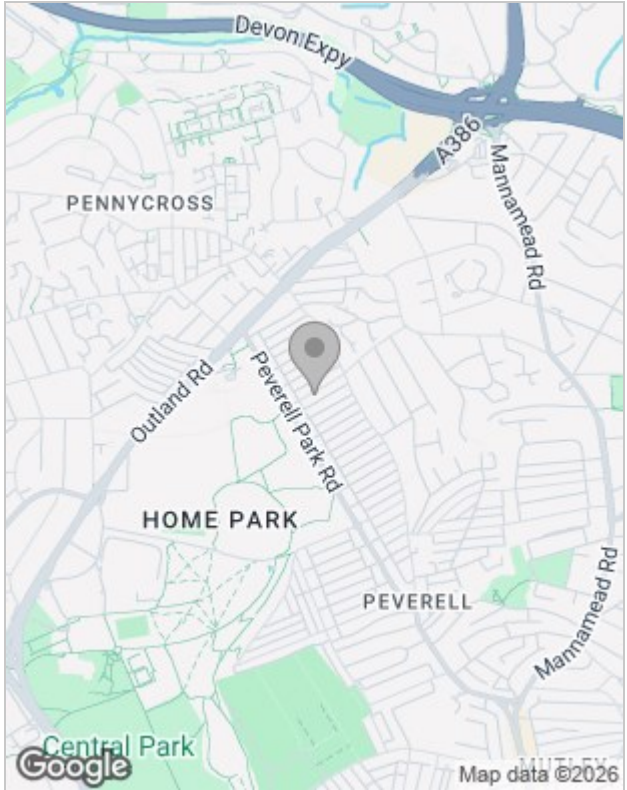
Viewing

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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

Location Map



Energy Performance Graph

