157, Alma Road

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Plymouth, , PL3 4HQ

Plymouth City Centre 1 mile • Railway Station 0.6 miles • Derriford Hospital 3.5 miles • Exeter Airport 49 miles

A substantial five-bedroom 1930s home, beautifully upgraded and positioned opposite Central Park, with distant views towards Plymouth Sound and Cornwall. Featuring a heated swimming pool, garden bar, generous parking and a south-west facing garden, it offers exceptional family living in a highly convenient location.

- Generous and Efficient Semi-Detached Home
- Heated Swimming Pool and Impressive Summerhouse/Bar
- 5kW Solar PV System with Battery Storage
- Ample Level Parking and Garage
- Council Tax Band C
- Prominent Position on Principal Residential Road
- Superbly Presented Throughout
- South-West Facing Garden
- Attractive Views
- Freehold

Guide Price £525,000

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SITUATION

This impressive family home occupies a highly convenient and well-connected position on one of the city's principal residential roads. The property benefits from excellent access to Plymouth city centre, Plymouth railway station and the A38 Devon Expressway, making it particularly attractive for commuters and those seeking easy access to the wider region. A standout feature of the location is its position directly opposite Central Park, Plymouth's largest public park, offering extensive green open spaces, walking routes, sports facilities and recreational areas, ideal for dog walking, exercise and enjoying the natural surroundings. The renowned Plymouth Life Centre, one of the South West's premier leisure and fitness complexes, is also within comfortable walking distance.

Plymouth is one of the South West's most vibrant waterfront cities, renowned for its rich maritime heritage, excellent universities, thriving shopping districts and extensive leisure amenities. Residents enjoy easy access to the historic Barbican, Royal William Yard, Plymouth Hoe and an array of cafés, restaurants and cultural attractions, all contributing to the city's strong reputation as an excellent place to live and work.

DESCRIPTION

A substantial five-bedroom semi-detached 1930s home, extensively upgraded by the current owners and presented to an exceptional standard throughout. Occupying a generous plot, the property benefits from ample off-road parking and a stunning south-west facing garden featuring a heated outdoor swimming pool with level decked access from the house, alongside an impressive summerhouse/bar, ideal for entertaining. Spacious accommodation is complemented by recently installed Anglian windows with fitted blinds that flood the home with natural light, while solid oak internal doors enhance the quality finish. Enjoying a leafy outlook over Central Park to the front, the upper floors also boast distant views towards Plymouth Sound and Cornwall from the rear elevation. A 5kW solar PV system with battery storage, upgraded insulation, and a contemporary wood-burning stove provide energy efficiency (EPC B) and help reduce running costs significantly. This exceptional home offers a fantastic opportunity for it's next owner and really needs to be seen to fully appreciate the quality of the finish.

ACCOMMODATION

A solid Oak porch and front door open into a welcoming entrance hall with cloakroom and wraparound staircase. The generous open-plan living space centres around a bay-fronted sitting room featuring original wood flooring and a wood-burning stove set within a limestone fireplace. Pocket doors lead through to the dining room, where French doors open onto the rear garden. The extended kitchen/breakfast room provides a superb family space with central island, gas-fired Aga and tiled flooring, while an inner hall gives access to the attached garage and utility room.

The first floor is arranged around an attractive galleried landing and comprises three generous double bedrooms, including a splendid principal suite with bay window and en-suite shower room, alongside a spacious fully-tiled family bathroom. The second floor offers two further double bedrooms within the eaves, both with Velux roof lights, along with a W/C on this floor.

OUTSIDE

The property is approached via a dropped kerb leading to a generous level gravel driveway, providing ample off-road parking and bordered by mature hedging and established shrubs. The driveway continues to the garage, offering convenient access and additional storage.

To the rear, the south-west facing garden enjoys a good degree of privacy and is thoughtfully arranged to make the most of the afternoon and evening sunshine. The garden gently slopes away from the property, with the current owners having created an impressive outdoor entertaining space centered around a heated swimming pool with composite decking, which enjoys level access directly from the house. Below the pool area is a lawn bordered by raised beds and a path leading down the garden. The north boundary is flanked with a solar water heating system serving the pool. At the lower end of the garden, a further decked seating area complete with a hot tub. Overlooking the garden is an impressive garden room incorporating a fully fitted bar, creating a fantastic year-round entertaining space. Additional features include a garden shed, a separate plant room housing the pool filtration equipment, and two retractable sun awnings providing shade when required.

SERVICES

The property enjoys all Mains Services supplemented by a 5kw Solar PV system and warmed by Gas Fired Central heating and a Woodburning Stove. Good mobile voice/data service is available through all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

Approximate Gross Internal Area 2230 sq ft - 207 sq m
(Including Garage & Excluding Outbuilding)

Ground Floor Area 1130 sq ft – 105 sq m
First Floor Area 735 sq ft – 68 sq m
Second Floor Area 365 sq ft – 34 sq m
Outbuilding Area 263 sq ft – 24 sq m

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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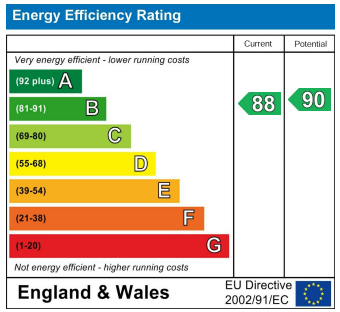

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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