



34 Burleigh Park Road, Peverell, Plymouth, Devon, PL3 4QH



# Price £450,000

Set along one of Peverell's most sought-after tree-lined roads, arguably the "show home" street in this popular neighbourhood, this beautifully presented four-bedroom family home combines timeless character with stylish modern living. Ideally positioned within easy reach of the ever-popular Central Park — with its scenic walking routes, welcoming coffee shops, and Plymouth's Life Centre — the property offers both convenience and a wonderful sense of community.

A pathway leads to elegant double entrance doors, opening into a welcoming vestibule before a second set of doors reveals the main hallway. From the moment you step inside, the home's character is immediately apparent. A striking staircase, panelling, and an abundance of natural light create a warm and inviting first impression, enhanced further by newly installed uPVC sash windows complemented by classic shutters.

To the front of the property, the impressive living room enjoys a large bay window that fills the space with light. Original sliding doors connect seamlessly to the dining room, allowing for both open-plan entertaining and more intimate gatherings when desired. A feature inset fireplace provides a cosy focal point, perfect for relaxing evenings at home.

At the rear of the house lies the true heart of the home — a superb kitchen/breakfast room stretching over 23 feet in length. Fitted with a stylish range of modern units, including generous base cupboards, drawers, and wall-mounted storage, the space is both practical and beautifully designed. There is ample room for appliances, along with a versatile area ideal for a breakfast table, informal seating, or a family media space. Bi-folding doors open directly onto the rear garden, creating an effortless connection between indoor and outdoor living. The current owners have cleverly installed a downstairs WC for everyday added convenience.

The first floor hosts three well-proportioned bedrooms alongside a family bathroom fitted with a WC, wash hand basin, and bath with shower over. A further staircase rises to the top floor, where an impressive loft conversion forms a stunning principal bedroom suite. Measuring over 22 feet in length with full head height from the dormer conversion, this peaceful retreat enjoys breathtaking rearward views across neighbouring Peverell rooftops towards Plymouth City Centre, East Cornwall and the Hoe. The room benefits from fitted wardrobes and a beautifully appointed en suite shower room featuring a WC, wash hand basin, and generous double shower.

Outside, the rear garden enjoys a desirable southerly aspect, providing a wonderful space for relaxing or entertaining. A patio area leads down to a lower lawned area and a garden store/shed, while a rear gate offers convenient access to the lane behind.

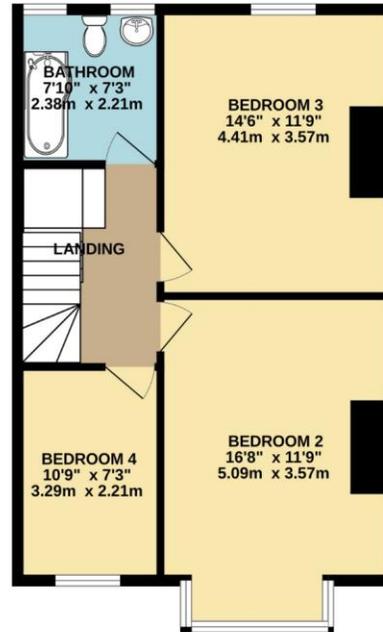
Blending period charm with contemporary comforts, this spacious and characterful home offers exceptional family living in one of Peverell's most desirable residential settings.

To view this property call Lang Town & Country Estate Agents on **01752 256000**.

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TOTAL FLOOR AREA : 1788 sq.ft. (166.1 sq.m.) approx.

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