



DC  
LANE

SELL • LET • MANAGE

Meredith Road, Plymouth, PL2 3QJ  
£335,000 Freehold

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# Meredith Road

Plymouth, PL2 3QJ

- Semi Detached Family Home
- Sought After Peverell Area
- Dormer Loft Conversion
- Flexible & Versatile Accommodation
- Low Maintenance Rear Garden
- Five Bedrooms
- Arranged Over Four Storeys
- Three Bathrooms
- Basement with Bar & Utility Room
- Council Tax Band C

Combining period charm with generous, flexible living space, this impressive semi detached home in sought after Peverell offers substantial accommodation arranged over four floors, making it an ideal choice for growing families or those seeking versatile living.

The ground floor offers two reception rooms featuring a period open fireplace with pocket sliding doors seamlessly connect the two rooms, allowing the layout to be opened up for larger gatherings. The kitchen is fitted with a range of units and a practical peninsula, provides preparation and dining space. French doors open directly onto the garden, creating a wonderful connection between the indoor and outdoor living areas. A staircase from the hallway leads to the fully usable lower ground floor, an outstanding addition that greatly enhances the property's versatility. This level comprises a bar and entertainment area, utility room with cloakroom/wc and a substantial storage space, offering endless possibilities for hobbies, entertaining or home working.

The first floor hosts two generous double bedrooms alongside a single bedroom ideal as a home office or nursery. These are served by two shower rooms, one featuring a spacious double shower enclosure, while the second offers a shower experience complete with body jets, integrated lighting and music system. Occupying the top floor, the dormer loft conversion provides two further bedrooms together with a stylish Jack and Jill bathroom featuring a corner spa bath with jets, creating a relaxing retreat.

A decked terrace extends directly from the kitchen, while steps lead to a sun soaked courtyard that offers a private outdoor space with a pathway leading to the lower ground floor and gated side access allows easy passage from the front of the property to the rear garden.

Offering an abundance of living space and remarkable flexibility throughout, this substantial period home is perfectly suited to modern family life and a viewing is highly recommended.

£335,000



## Ground Floor

Lounge 12'9" x 12'11" (3.89 x 3.95)

Dining Room 9'10",108'3" x 9'10",232'11" (3,33 x 3,71)

Kitchen 9'3" x 16'4" (2.84 x 4.99)

## First Floor

Bedroom One 10'11" x 12'11" (3.34 x 3.95)

Bedroom Two 10'11" x 9'10",232'11" (3.34 x 3,71)

Bedroom Five 5'1" x 6'6",285'5" (1.56 x 2,87)

Shower Room 9'3" x 10'6" (2.84 x 3.22)

Shower Room 5'6" x 6'9" (1.69 x 2.08)

## Second Floor

Bedroom Three 9'7" x 11'8" (2.94 x 3.58)





|                      |                             |
|----------------------|-----------------------------|
| Bedroom Four         | 9'0" x 12'2" (2.76 x 3.71)  |
| Jack & Jill En Suite | 4'11" x 9'6" (1.50 x 2.91)  |
| Lower Ground Floor   |                             |
| Bar                  | 11'5" x 12'1" (3.49 x 3.69) |
| Storage              | 9'3" x 14'3" (2.84 x 4.36)  |
| Utility Room         | 4'5" x 3'6" (1.37 x 1.07)   |
| Cloakroom/WC         | 5'2" x 2'9" (1.60 x 0.86)   |

## Directions

From the DC Lane office go through Hyde Park onto Peverell Park Road and continue to the traffic lights. Turn left onto Outland Rd/A386 0.4 mi Keep left to continue on Segrave Rd 308 ft Turn right onto Outland Rd/A386 0.3 mi Turn left onto Meredith Rd 285 ft and the property can be found on the left.

## Scan for Material Information

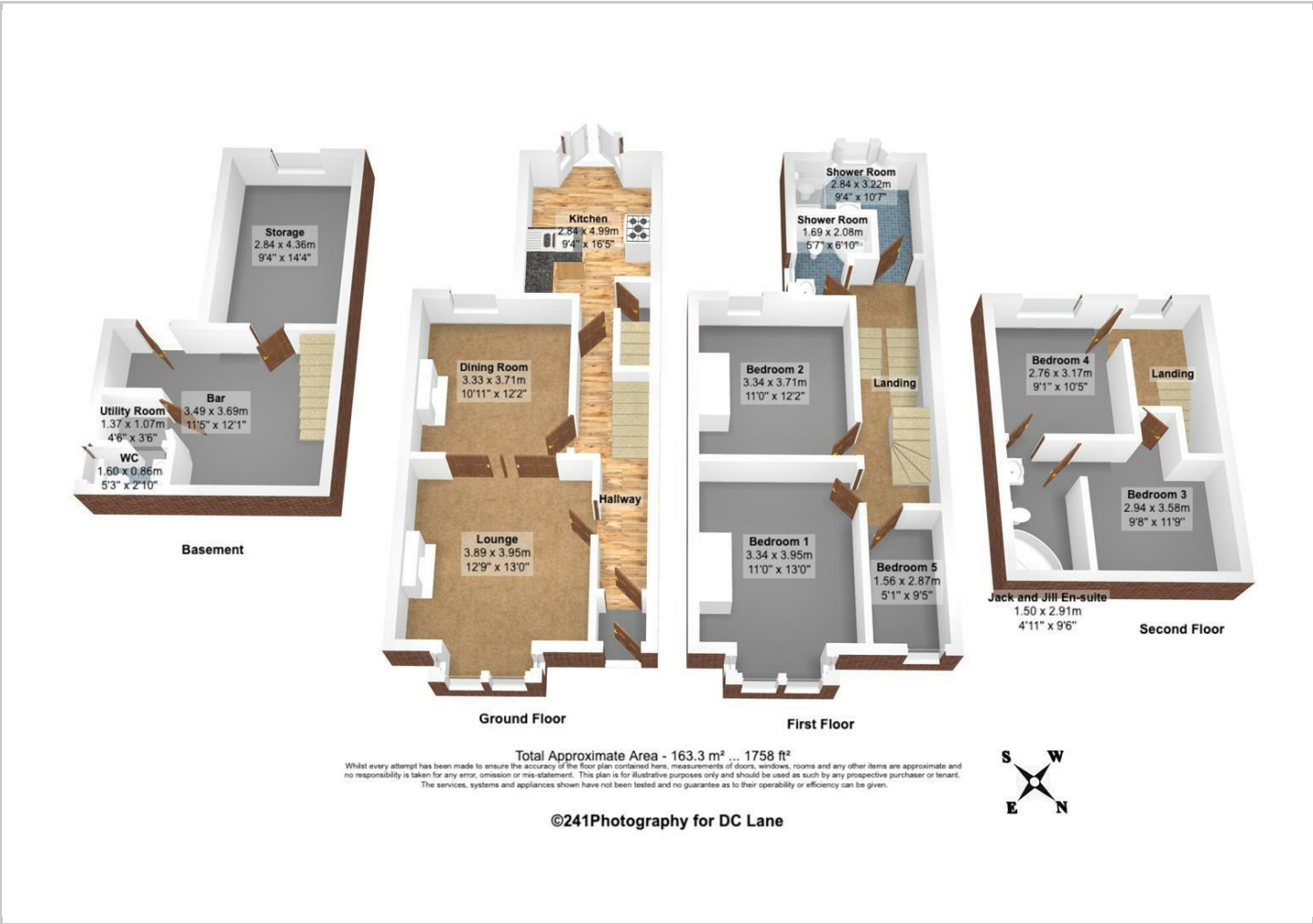


**Council Tax Band: C**





Floor Plans



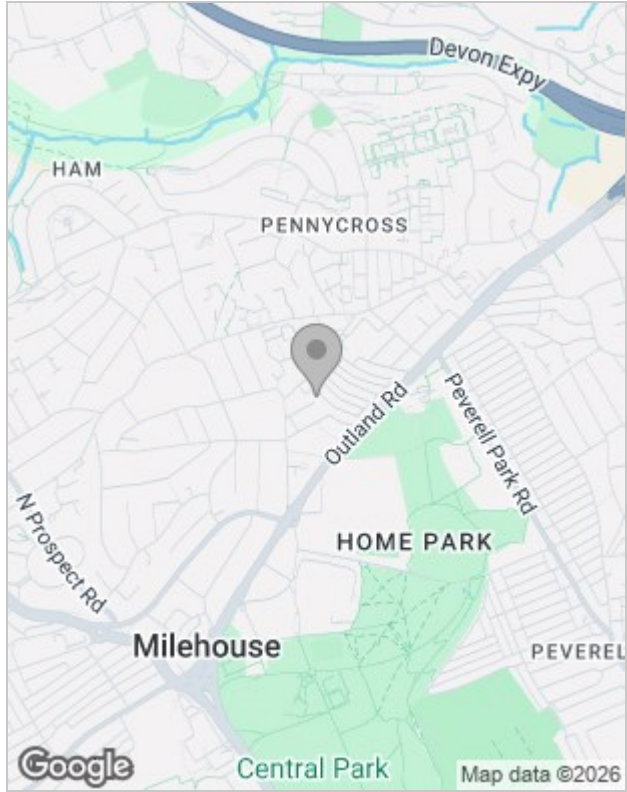
Viewing

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.

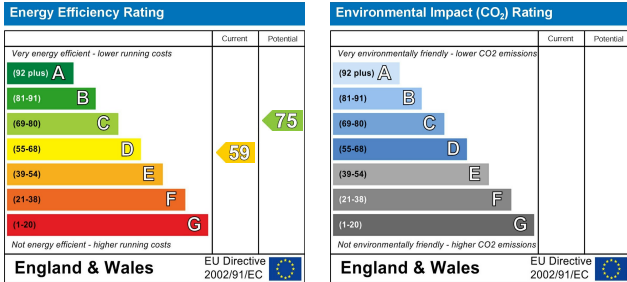
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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



99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk