







SELL • LET • MANAGE

Ladysmith road, Plymouth,, PL4 7NW  
Asking Price £330,000 Freehold

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# Ladysmith road

Plymouth,, PL4 7NW

- 1930s Semi-Detached Family Home
- Open-Plan Dining Area And Kitchen With Pocket Doors
- Modern Family Bathroom On The First Floor
- Beautifully Redecorated Throughout
- Useful Lower Ground Floor With Bedroom/Gym, Utility And Storage
- Four-Bedrooms plus Storage Room
- Elevated Views Across Parkland And Surrounding Area
- Additional Shower Room On The Lower Ground Floor
- Large Tiered Garden Arranged Over Three Levels
- Council Tax Band C

DC Lane are delighted to present this beautifully presented four-bedroom semi-detached home, located in the popular Mount Gould area. Conveniently positioned close to the hospital, proximity to the city centre, local parks and a range of amenities, it's a great spot for both families and professionals.

Dating back to the 1930s, the property has been tastefully redecorated throughout, blending its original character with a fresh, modern feel. You enter at ground level into a welcoming hallway with stairs leading up. To the right, the lounge features a lovely bay window, creating a bright and comfortable living space. Pocket doors open through to the dining area and kitchen, giving a real sense of flow and making it ideal for everyday living as well as entertaining. From here, the elevated views across the surrounding park and rooftops are a real highlight.

The layout is set over three levels, offering plenty of flexibility. On the lower ground floor, there's a useful mix of spaces including a shower room, utility area with a sink, storage room and a fourth bedroom, currently used as a gym. This level also provides direct access out to the garden, which is arranged over three tiers and offers plenty of space to enjoy, whether that's relaxing, gardening or hosting in the warmer months.

Upstairs on the first floor, there are two good-sized double bedrooms, a single bedroom which currently is being used as an office and a well-finished family bathroom.

Overall, this is a spacious and versatile home in a really convenient location, with a great balance of character and modern updates. It's well suited to growing families or anyone looking for a bit more space, and viewing is highly recommended to appreciate everything it has to offer.



## Lower Ground

### Utility Room/Storage Room

11'11" x 13'5" (3.65 x 4.09)

### WC

2'5" x 8'2" (0.76 x 2.51)

### Bedroom 4

10'11" x 12'4" (3.34 x 3.78)

## Ground Floor

### Lounge

12'3" x 12'9" (3.75 x 3.89)

### Dining Room

11'1" x 13'0" (3.38 x 3.98)

### Kitchen

6'9" x 8'2" (2.08 x 2.50)

## First Floor

### Bedroom 1

11'8" x 12'10" (3.56 x 3.92)

### Bedroom 2

10'11" x 12'11" (3.35 x 3.95)

### Bedroom 3

6'2" x 7'8" (1.90 x 2.35)

### Bathroom

6'11" x 8'2" (2.11 x 2.50)





## Directions

Start by heading east along Mutley Plain (A374) from DC Lane, continuing straight past the shops and cafés. Stay on Mutley Plain for around 0.3 miles. At the traffic lights, turn right onto Greenbank Road and continue uphill. Follow the road for approximately 0.2 miles, passing the university buildings on your left. Take the next left onto Lipson Road and continue for a short distance. Then turn right onto Ladysmith Road. Continue along Ladysmith Road, and you'll find the property a short way along on your left-hand side

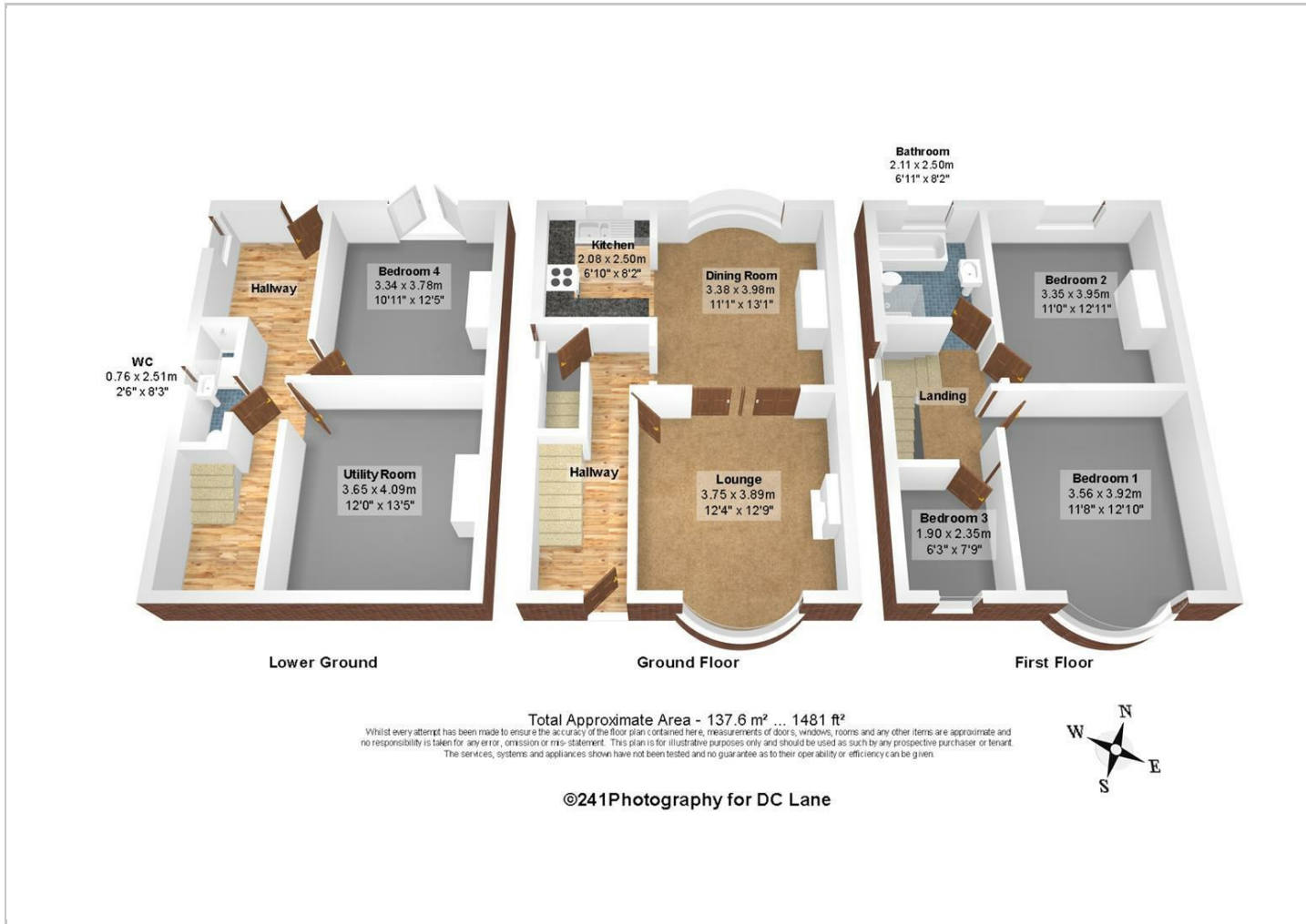
**Council Tax Band: C**

## Scan for Material Information

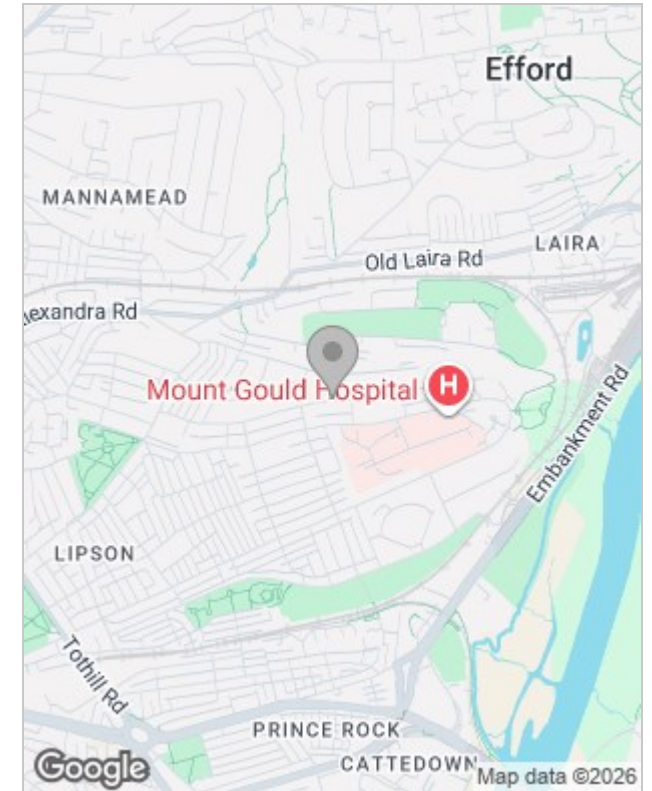




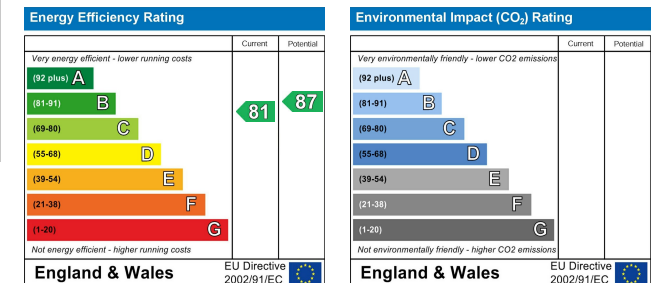
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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