



2 Holly Park Close, Tamerton Foliot, Plymouth, Devon, PL5 4JY

Price £425,000



Occupying a generous corner plot within the sought-after residential location of Holly Park, this beautifully presented and thoughtfully extended family home offers an exceptional amount of versatile living space, complemented by superbly landscaped gardens and extensive off-road parking.

The location is a key highlight. Holly Park is well regarded for its proximity to beautiful natural surroundings, with a variety of nearby nature reserves, scenic walking routes, and dog walking areas right on your doorstep—perfect for those who enjoy the outdoors. Despite its tranquil setting, the property remains highly convenient, offering easy access to the A38, making commuting and travel straightforward.

The ground floor has been extended to create a spacious and highly functional layout, perfectly suited to modern family living. At its heart is a superb open-plan lounge which flows seamlessly into the dining room, creating an excellent space for both everyday living and entertaining. The kitchen/breakfast room enjoys a practical central position, with a separate utility room providing additional storage and laundry facilities, while internal access to the garage adds further convenience.

A particular highlight of the property is the impressive games room, a substantial and adaptable space offering endless possibilities. Subject to any necessary consents, this area could be remodelled and utilised as a self-contained annexe, making it ideal for multi-generational living, independent teenagers, visiting guests or those working from home.



To the first floor, the accommodation continues to impress with three well-proportioned double bedrooms, a versatile fourth bedroom/study, and the benefit of both a family bathroom and separate shower room, providing practicality for busy households. One of the bedrooms has been fitted out with a full range of built in wardrobes and dressing area making it a luxurious walk-in wardrobe space.

Externally, the property enjoys an enviable position on a substantial corner plot. The fabulous rear south facing garden has been beautifully landscaped and meticulously maintained to create a wonderful outdoor retreat. A stunning mature wisteria provides a beautiful focal point during the flowering season, complemented by an abundance of established shrubs and well-stocked borders that add colour and interest throughout the year. Designed with both relaxation and entertaining in mind, the garden offers a variety of seating areas, dedicated barbecue spaces and the luxury of a hot tub, making it an ideal setting for enjoying time with family and friends. There is a raised level of the garden which houses the garden shed.

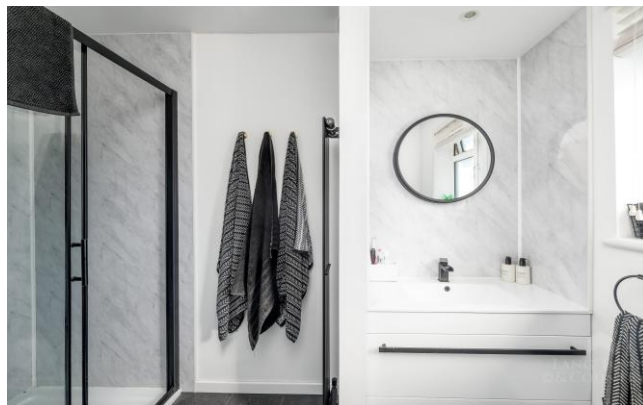
To the front, a substantial driveway provides ample off-road parking for several vehicles and enhances the property's excellent kerb appeal. The property also benefits from privately owned solar panels, providing an energy-efficient addition to the home. The owners currently receive an annual payment from the National Grid for the electricity generated, offering an attractive financial benefit alongside reduced energy costs.

Offering flexible accommodation, generous proportions and exciting future potential, this is a superb family home that combines space, versatility and beautifully maintained outdoor surroundings in equal measure.

In accordance with the Estate Agents Act (1979), we hereby disclose that the owner of this property is a relation of an employee at Lang Town & Country.

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

www.langtownandcountry.com





TOTAL FLOOR AREA : 1404 sq.ft. (130.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Lang Town & Country
6 Mannamead Road
Mannamead
Plymouth
PL4 7AA
Tel: 01752 256000
Email: property@langtownandcountry.com

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

