



**DC**  
LANE

SELL • LET • MANAGE

Grenville Park, Yelverton, PL20 6DQ

£595,000 Freehold

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£595,000

# Grenville Park

## Yelverton, PL20 6DQ

- Executive Detached Family Home
- Yelverton Location
- Tastefully Presented Throughout
- Established Gardens
- Double Garage & Driveway
- Four Double Bedrooms
- Two Reception Rooms
- Bathroom & Shower Room
- Generous Plot
- Council Tax Band F

Nestled in the charming village of Yelverton, at the heart of the picturesque Dartmoor National Park, Grenville Park offers a wonderful opportunity to acquire a spacious executive detached family home positioned within a peaceful cul-de-sac and just a leisurely stroll from local amenities and transport links. Set on a generous plot, this impressive property provides an ideal environment for families or those seeking ample, versatile living space in a truly desirable location.

This distinguished residence immediately impresses with its elegant natural stone façade. A welcoming entrance hallway sets the tone, leading through to a beautifully proportioned lounge flooded with natural light, featuring a contemporary statement fire, dual aspect windows and sliding doors opening seamlessly onto the garden. The living space flows effortlessly into a refined kitchen diner, thoughtfully designed with an abundance of bespoke cabinetry and a stylish peninsula, all complemented by windows that frame lovely garden views. Beyond, a well appointed utility room complete with a second cooker and direct access to the rear garden adds both practicality and convenience. This area also provides internal access to the double integral garage, equipped with remote controlled doors and generous loft storage accessed via a loft ladder. A modern ground floor shower room completes the lower level. Upstairs, the first floor reveals four spacious double bedrooms each benefiting from built in wardrobes, offering both comfort and excellent storage all served by a well appointed family bathroom featuring a shower over the bath.

The south westerly facing rear garden is predominantly laid to lawn and bordered by timber fencing, mature shrubs and established trees. Pathways on both sides of the property offer easy access to the front, completing this exceptional home that blends elegance, space and lifestyle all set within a desirable village location surrounded by outstanding natural beauty.



### Ground Floor

Lounge	12'3" x 23'2" (3.75 x 7.07)
Dining Room	8'9" x 11'11" (2.68 x 3.65)
Kitchen	9'4" x 11'11" (2.87 x 3.65)
Utility Room	15'4" x 6'6" (4.69 x 2.00)
Shower Room	6'7" x 7'1" (2.03 x 2.17)
Garage	13'3" x 16'1" (4.05 x 4.91)
First Floor	
Bedroom One	12'3" x 11'8" (3.75 x 3.58)
Bedroom Two	10'4" x 10'11" (3.17 x 3.34)
Bedroom Three	8'6" x 11'5" (2.61 x 3.48)
Bedroom Four	10'10" x 7'8" (3.32 x 2.34)
Bathroom	8'7" x 7'8" (2.62 x 2.35)



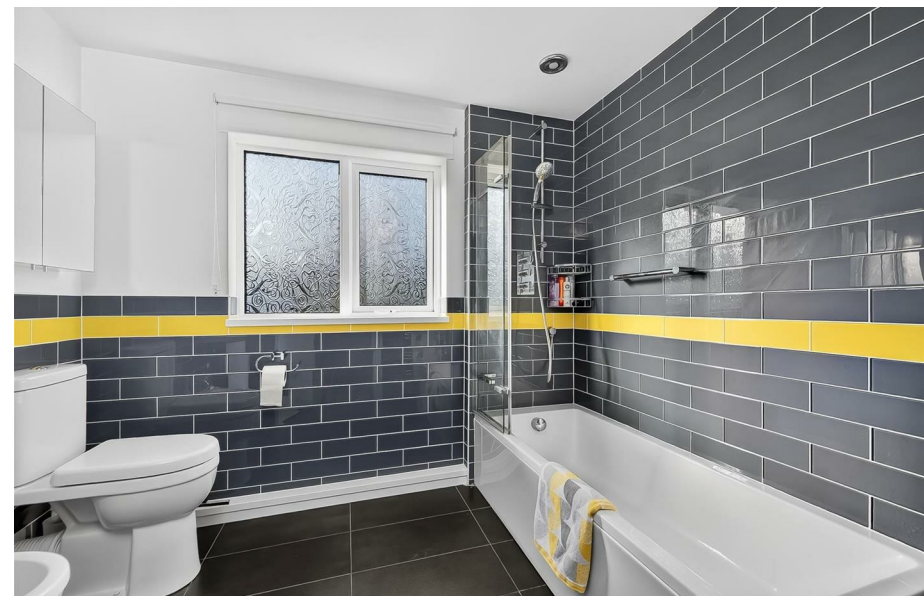


## Directions

From the DC Lane office continue on Mannamead Road for 1.4 mi, at the roundabout take the fourth exit onto the A386 and continue on Tavistock Road for 1 mile. At Derriford roundabout take the 2nd exit and continue on Tavistock Rd for 0.8 mi. 1.4 mi Keep left to get onto Tavistock Road At the roundabout, take the 2nd exit onto A386 8.9 At the roundabout, take the 2nd exit onto Dousland Rd/B3212 Turn right towards Grenville Park and the property can be found on the right.

**Council Tax Band: F**

## Scan for Material Information

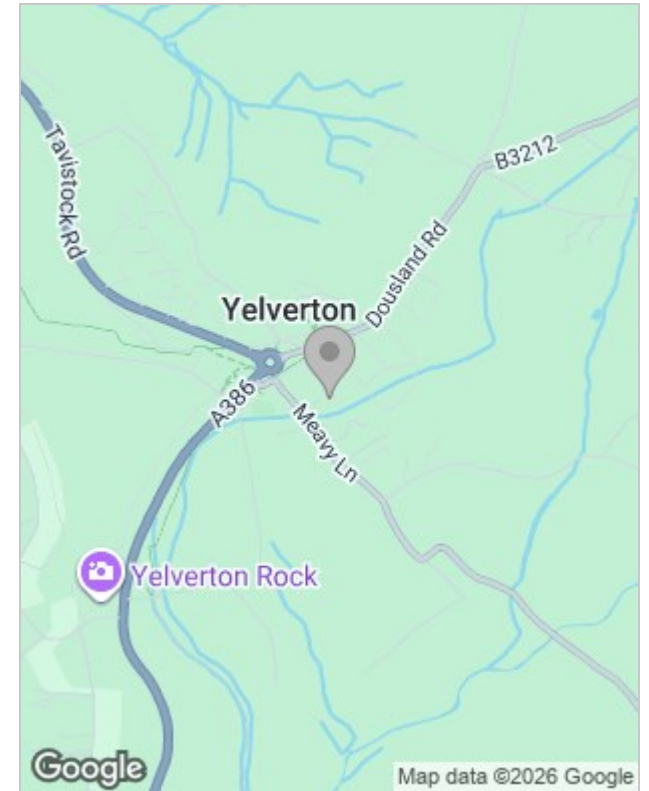




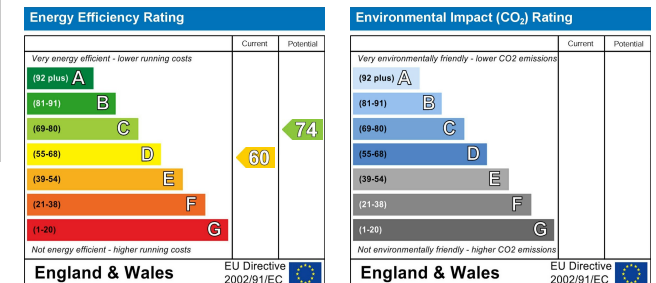
## Floor Plans



## 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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