



35 Hermitage Road, Mannamead, Plymouth, PL3 4RX



# Price £375,000



Situated on the lower side of Mannamead, Hermitage Road forms part of an elegant and highly desirable crescent just moments from the heart of Hyde Park. The vibrant parade of independent shops, cafe's and local amenities in Hyde Park creates a wonderful community atmosphere, complemented by the area's highly regarded primary school.

Approached through a gate leading into the front garden, a pathway guides you to the entrance of this attractive family home. The front door opens into a welcoming entrance vestibule, which in turn leads into the main hallway where the sense of space and character begins immediately. From here, doors lead to the principal ground floor rooms, while a staircase rises to the first floor. A selection of useful understairs cupboards provides excellent storage, alongside the convenience of a downstairs WC.

The ground floor offers well-proportioned and versatile living spaces. To the front of the property, the living room is a bright and comfortable space, enhanced by a bay window that fills the room with natural light. A separate dining room/play room provides the perfect setting for family meals or entertaining guests, while towards the rear of the home the layout opens into a breakfast room – an ideal informal space for everyday dining.

From the breakfast room, an opening leads into the kitchen which is fitted with a range of base units with work surfaces over, complemented by additional wall-mounted cupboards and spaces for appliances. The kitchen appliances are all built in (fridge freezer, slide-and-hide oven, induction hob and dishwasher), and these will be included. A door from the kitchen provides direct access to the rear south facing garden, allowing for an easy connection between indoor and outdoor living.

The first floor accommodation continues to impress, offering flexible family living with three generous double bedrooms and a further nursery room, which could also serve as a home office or walk in wardrobe space. The spacious family bathroom is fitted with a stylish four-piece suite comprising a WC, wash hand basin, freestanding bath and a separate shower cubicle.

From the landing, a further staircase leads up to a useful loft area, currently providing excellent storage but also offering exciting potential for conversion into an additional bedroom or living space, subject to the necessary planning permissions and building regulations. Views of Plymouth Sound can be enjoyed from this level.

Outside, the property benefits from gardens to both the front and rear. The front garden has flower beds and a gravelled surrounding with a pathway leading to the entrance. To the rear, the garden features a stone-chipped seating area and well stocked flower beds, creating an ideal space for relaxing or outdoor entertaining. A rear gate provides convenient access to the rear lane.

Situated in a popular residential location, the property enjoys easy access to both Mutley Park and Central Park, making it an ideal choice for families seeking spacious accommodation in a well-connected and desirable area.

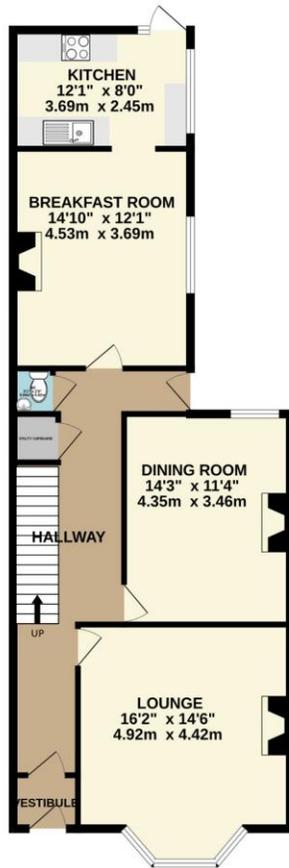


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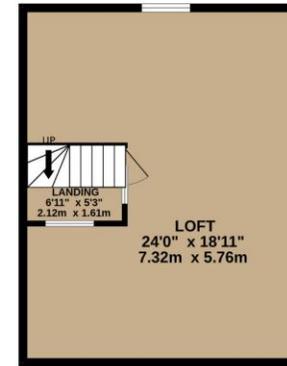
GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR  
768 sq.ft. (71.3 sq.m.) approx.



2ND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 2062 sq.ft. (191.6 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.  
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