



# Falcon

01752 600444

## 28 Quarry Park Road

Peverell, Plymouth, PL3 4LW

Guide Price £290,000-£300,000





## In Brief

### Fabulous 4 bedroomed family home with attic conversion

**Reception Rooms** Large living room with separate dining room

**Bedrooms** 4 bedrooms

**Parking** On street

**Heating** Gas central heating

**Council Tax** C

**Area** 1407 sq ft

**Tenure** Freehold

## Description

Situated along the ever-popular Quarry Park Road in the quieter part of Peverell, just moments from Central Park, this substantial four-bedroom Edwardian mid-terrace townhouse offers generous accommodation arranged over three floors. The ground floor welcomes you via an entrance vestibule, leading through to a spacious hallway with doors opening into the principal reception rooms. The living room has a square bay window, a feature fireplace, and a living flame gas fire — creating a warm and inviting space. The open-plan dining room continues the characterful feel with further strip wooden flooring and an additional feature fireplace, providing an ideal setting for entertaining.

To the rear of the property, the kitchen is fitted with a range of wall and base units and offers access out to a spacious courtyard garden — perfect for al fresco dining and low-maintenance outdoor living.

The first floor hosts two well-proportioned double bedrooms and a third single bedroom, ideal as a nursery, home office or dressing room. From the half landing, you'll find a generous four-piece family bathroom. A real standout feature of this home is the loft conversion, creating an additional bedroom on the top floor (please note restricted head height in areas), adding valuable extra accommodation.

Further benefits include gas central heating, double glazing, and a prime location close to the highly regarded Hyde Park Infant and Junior School. Excellent transport links are within easy reach, including the A38 and the amenities of Mutley Plain.

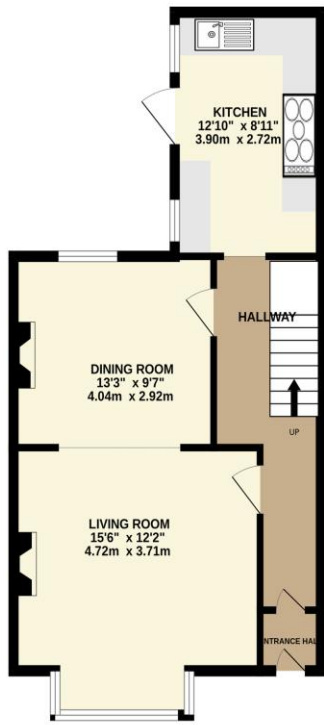
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# Floor Plans

1ST FLOOR

2ND FLOOR



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Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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