

DC  
LANE

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Greenbank Road, Plymouth, PL4 7JW  
£515,000 Freehold





£515,000

# Greenbank Road

## Plymouth, PL4 7JW

- New Build Detached Residence
- Arranged Over Three Storeys
- Central Location
- Four En Suites
- Enclosed Rear Garden
- Four Double Bedrooms
- Expansive Accommodation
- Beautifully Appointed
- Driveway For Two Cars
- SAP EPC & Council Tax TBC

An Exclusive Collection of Just Two Bespoke Residences

Currently approaching completion, this prestigious development presents a rare opportunity to acquire one of only two individually designed town residences. With a striking architectural presence and meticulous attention to detail, each home exudes individuality and contemporary elegance setting a new benchmark for modern living in Plymouth.

Arranged over three impressive storeys, the homes offer expansive interiors perfectly tailored for both family life and entertaining. The lower ground floor is dedicated to luxurious open plan living featuring a magnificent kitchen and dining space with direct access to the landscaped rear garden, creating a seamless connection between indoors and out. A sizeable lounge spans the full depth of the property, providing generous proportions to accommodate statement furniture and bespoke interior styling. A utility room and guest cloakroom complete this level. Ascending through the home, four beautifully appointed bedrooms are thoughtfully arranged across the upper floors, complemented by four sleek en suite shower rooms showcasing modern design and exquisite finishes.

Each residence benefits with parking for two vehicles. To the rear, a generously sized enclosed garden has been carefully landscaped with a mix of paved and lawned areas, offering a tranquil outdoor retreat for relaxation or entertaining.

These homes have been designed with energy efficiency in mind, achieving a B rating and are further enhanced by the reassurance of a New Build Warranty. High quality finishes underscore the attention to craftsmanship throughout.

Situated in the central Greenbank area with effortless access to the vibrant heart of Plymouth, whether indulging in the city's diverse dining, cultural attractions or waterfront leisure opportunities, this enviable location places everything within easy reach.

All images are CGI illustrations intended as a guide only.



### Lower Ground Floor

Lounge 12'11" x 23'1" (3.95 x 7.05)

Kitchen/Diner 6'0" x 25'5" (1.84 x 7.75)

Utility Room 12'11" x 6'1" (3.95 x 1.86)

### Ground Floor

Bedroom 12'0" x 10'11" (3.67 x 3.34)

En Suite 7'1" x 6'1" (2.17 x 1.87)

Bedroom 16'6" x 11'10" (5.03 x 3.61)

En Suite 7'1" x 6'9" (2.17 x 2.08)

### First Floor

Master Bedroom 19'5" x 8'4" (5.93 x 2.56)

En Suite 7'10" x 5'11" (2.39 x 1.82)

Dressing Room 7'4" x 6'0" (2.26 x 1.83)





Bedroom  
En Suite

19'5" x 11'6" (5.93 x 3.51)  
7'10" x 6'10" (2.39 x 2.09)

## Directions

From our office head South on Mutley Plain, bear left onto Greenbank Road and the development entrance is on the left.

## Scan for Material Information



**Council Tax Band: New Build**

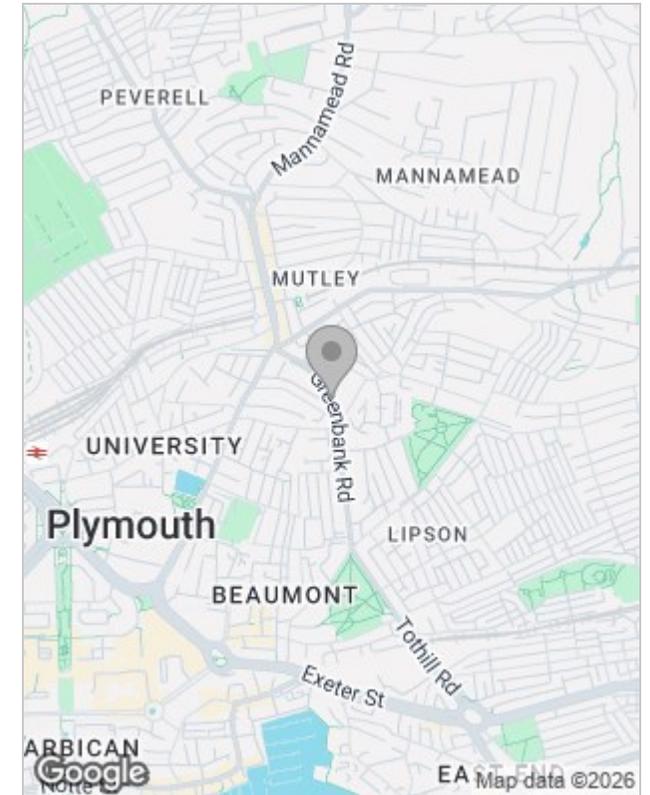




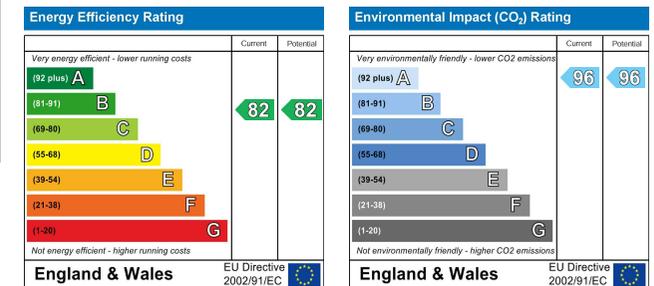
## Floor Plans



## 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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