



49 Burnett Road, Crownhill, Plymouth, Devon, PL6 5BH

# Guide Price £475,000



Nestled at the end of an exclusive and highly sought-after cul-de-sac, this exceptional detached residence enjoys a rare and tranquil setting, backing directly onto a serene woodland. With direct access into the trees from the garden, it's an idyllic retreat for nature lovers and those who enjoy peaceful walks right from their doorstep. Offered to the market chain free, this is a rare opportunity to acquire a home that effortlessly blends flexible modern living with an unbeatable natural backdrop.

On entering the property, the ground floor reveals a thoughtfully designed layout featuring two generously sized double bedrooms, ideal as guest accommodation, home office space, or additional living areas. These are complemented by a stylish contemporary shower room, finished to a high standard. A standout feature of this level is the integral double garage, offering secure parking, extensive storage, and convenient internal access—ideal for all-weather entry. The garage also opens directly onto the garden, creating a seamless connection between utility and outdoor enjoyment.

Upstairs, the heart of the home is a spacious, L-shaped open-plan lounge and dining area, bathed in natural light and perfectly suited for both family life and entertaining. This impressive space enjoys dual outdoor access, with a charming front balcony overlooking the peaceful cul-de-sac, and a larger rear balcony that provides a serene vantage point across the beautifully landscaped gardens and into the adjoining woodland. The modern fitted kitchen is both practical and stylish, while two further double bedrooms and a second sleek shower room complete this level, offering versatile accommodation for families or guests.

A particularly noteworthy feature of this home is the inclusion of an internal lift, discreetly connecting both floors. Ideal for multi-generational living or those with mobility needs, it ensures future-proofed accessibility and convenience.

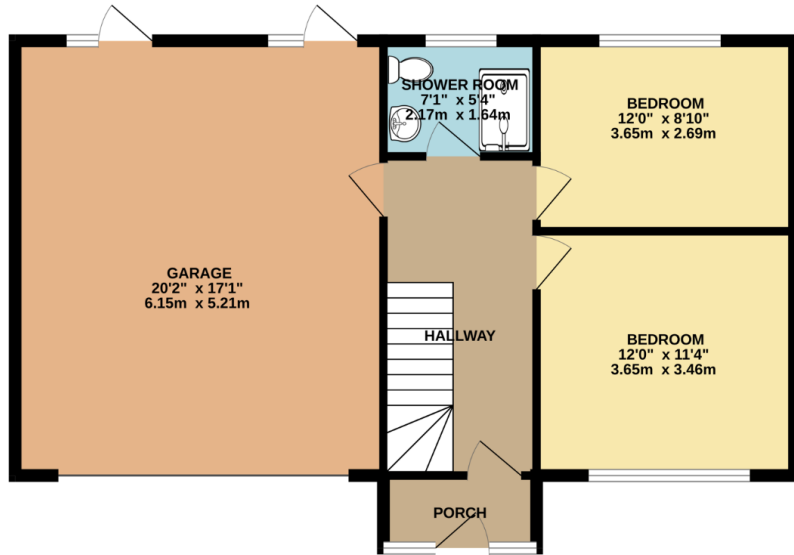
Externally, the property boasts gorgeous wrap-around landscaped gardens, thoughtfully planted to create an oasis of colour and calm. A variety of mature shrubs, peaceful seating areas, and open lawn space offer the perfect setting for outdoor relaxation, entertaining, and dining al fresco. With direct private access to the woodland, the sense of peace and privacy is second to none.

Combining an enviable cul-de-sac location, woodland access, beautifully maintained gardens, flexible living spaces, and practical accessibility features, this detached Plymouth home is a truly rare find. Early viewing is strongly recommended to appreciate its full charm and potential.



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





TOTAL FLOOR AREA : 1483 sq.ft. (137.8 sq.m.) approx.

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