



DC  
LANE

SELL • LET • MANAGE

Thornbury Park Avenue, Plymouth, PL3 4NJ

£300,000 Freehold







# Thornbury Park Avenue

Plymouth, PL3 4NJ

- Mid Terraced House
- Two Reception Rooms
- Wood Burner
- Well Appointed Kitchen
- Courtyard Garden
- Four Bedrooms
- Popular Peverell Road
- Character Features
- New Roof 2.5 Years Ago
- Council Tax Band C

DC Lane are delighted to present this impressive four bedroom mid terrace family home located in highly sought after Peverell and positioned with easy access to the A38, City Centre and within walking distance of Hyde Park shopping parade, well placed for excellent schooling and moments from the green expanse of Central Park.

This charming family home is rich in character and bathed in natural light throughout. A welcoming hallway leads into two beautifully presented reception rooms with attractive wood flooring. These spaces are separated by elegant glazed doors, with a modern wood burning stove perfectly positioned within a striking period fireplace, creating a wonderful focal point for cosy evenings. The modern, well appointed kitchen offers an excellent range of quality cabinetry and comes fully equipped with integrated appliances, including a fridge freezer, additional freezer, washer/dryer and dishwasher. From here, there is direct access to the rear garden. Upstairs, the master bedroom features a charming square bay window with a bespoke window seat incorporating useful built in storage while the adjacent single bedroom enjoys direct access onto a delightful front balcony. A further double bedroom and a generously sized single bedroom are served by a family bathroom fitted with a shower over the bath.

To the rear, the low maintenance decked garden provides a pleasant outdoor space and benefits from convenient access to a rear service lane.

The property also benefits from a new roof installed approximately two and a half years ago, offering peace of mind for years to come.

This delightful home combines warmth, light and period character with modern comforts and a viewing is highly recommended to fully appreciate all it has to offer.



£300,000



## Ground Floor

Lounge 11'8" x 13'6" (3.56 x 4.13)

Dining Room 9'8" x 14'3" (2.95 x 4.35)

Kitchen 8'8" x 14'0" (2.65 x 4.27)

## First Floor

Bedroom One 9'8" x 13'5" (2.95 x 4.11)

Bedroom Two 9'8" x 14'3" (2.95 x 4.36)

Bedroom Three 8'8" x 7'0" (2.65 x 2.15)

Bedroom Four 5'6" x 13'5" (1.68 x 4.11)

Bathroom 4'10" x 6'4" (1.48 x 1.95)





## Directions

From Mutley Plain take Hyde Park Road for 0.4 ml to Peverell and continue along Weston Park Road. Turn left into Thornbury Park Avenue and the property can be found on the right.

## Scan for Material Information



**Council Tax Band: C**









Floor Plans



Viewing

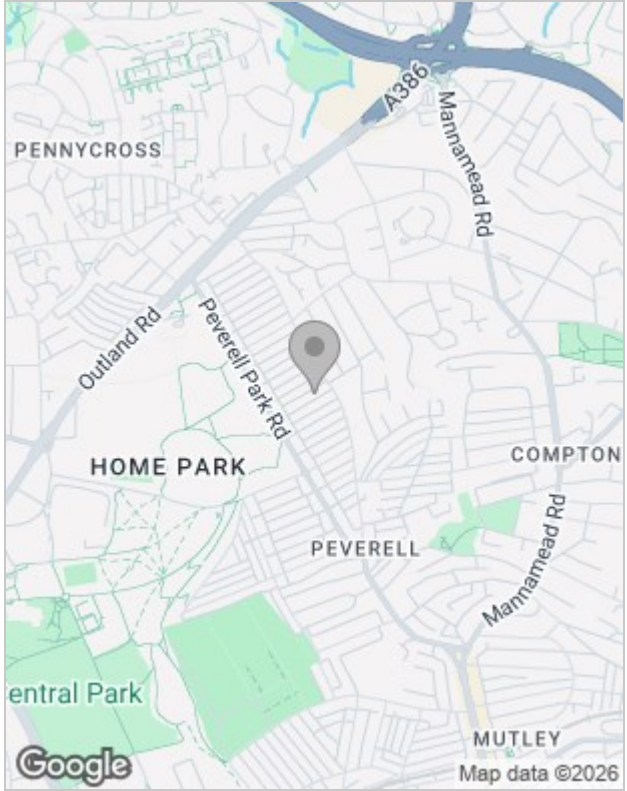
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk

Location Map



Energy Performance Graph

