



**DC**  
LANE

SELL • LET • MANAGE

Beauchamp Crescent, Plymouth, PL2 3QE  
£350,000 Freehold

 4  2  2  D



£350,000

# Beauchamp Crescent

## Plymouth, PL2 3QE

- Substantial End Terraced Residence
- Sought After Peverell Location
- Generous Kitchen/Breakfast Room
- Rooms Of Impressive Proportions
- Garage & Parking Space
- Four Bedrooms
- Two Reception Rooms
- Character Period Features
- Full Head Height Basement
- Council Tax Band C

DC Lane are delighted to present this substantial and imposing end terrace residence, perfectly positioned in the highly sought after Peverell area on the fringe of the green expanse of Central Park. Blending character, space and lifestyle in equal measure, this extraordinary home offers versatile accommodation perfectly suited to modern family living and entertaining.

The vestibule opens into an elegant hallway with beautiful oak flooring setting the tone for the character throughout. The lounge is filled with natural light from dual aspect windows, including a square bay and arched feature window overlooking the park, with a period fireplace creating an attractive focal point. A versatile second reception room, ideal as a snug, dining room or playroom, features original floorboards and park views, opening into the generous kitchen/breakfast room with extensive cabinetry, peninsula unit, two wine coolers and space for a statement dining table. A stable door leads to the garden and there is a convenient cloakroom.

Upstairs, three bedrooms enjoy elevated views across Central Park, several benefitting from built in wardrobes, while the fourth bedroom has been converted into a dressing room. The family bathroom is complemented by a separate shower room with a cubicle boasting Bluetooth music, lighting and jet functions for a spa like experience.

Externally, the paved garden provides an excellent space for alfresco living and a basement offers practicality for storage, workshop or hobby space and houses the boiler. A further garden area has mature trees and shrubs. The showstopping feature is the garage and adjoining parking space, transformed into a social and entertainment space complete with bar area and lounge seating, creating the ultimate setting for gatherings, celebrations and parties.

Rich in original features including period coving, original floorboards, individuality, space and entertaining appeal a viewing is essential to appreciate all that is on offer



### Ground Floor

Lounge 12'9" x 12'4" (3.90 x 3.76)

Dining/Reception Room 11'8" x 12'5" (3.56 x 3.80)

Kitchen/Breakfast Room 18'2" x 18'1" (5.54 x 5.52)

WC

### First Floor

Bedroom One 11'1" x 12'4" (3.39 x 3.76)

Bedroom Two 11'8" x 12'5" (3.57 x 3.80)

Bedroom Three 10'9" x 9'10" (3.30 x 3.00)

Bedroom Four 6'5" x 8'6" (1.98 x 2.61)

Family Bathroom 7'1" x 6'10" (2.16 x 2.09)

Shower Room 14'2" x 7'8" (4.32 x 2.35)



External  
Garage

10'1" x 24'6" (3.09 x 7.48)

### Directions

From the DC Lane office go through Hyde Park onto Peverell Park Road and continue to the traffic lights. Turn left onto Outland Rd/A386 0.4 mi Keep left to continue on Segrave Rd 308 ft Turn right onto Outland Rd/A386 0.3 mi Turn left onto Beauchamp Crescent 325 ft and the property can be found on the left.

### Scan for Material Information



**Council Tax Band: C**

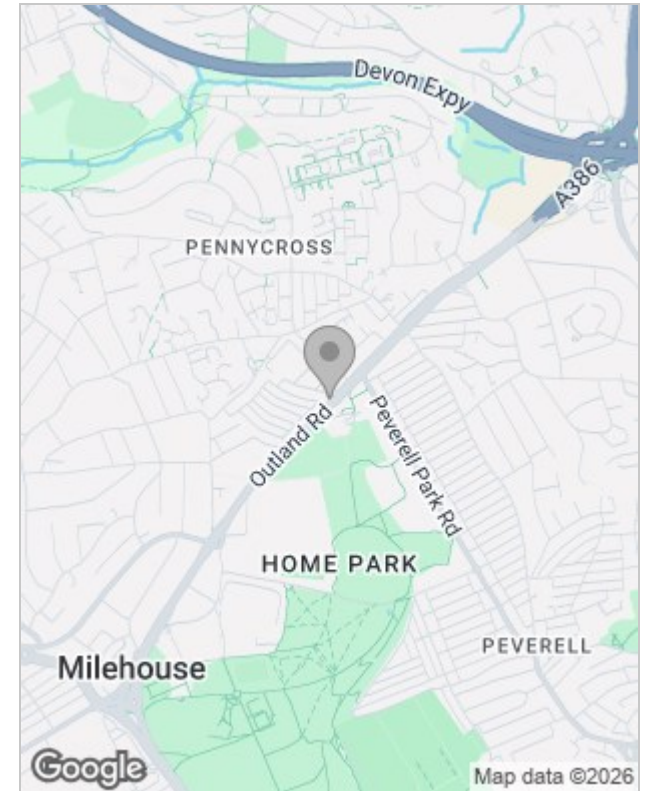




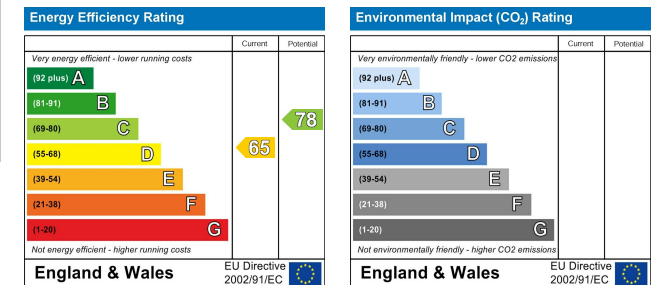
## Floor Plans



## 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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