



44 Bickham Park Road, Peverell, Plymouth, Devon, PL3 4QL

Price £320,000



Perfectly positioned on one of Peverell's most desirable tree-lined roads, this beautifully presented period home combines timeless character with carefully considered modern living. Bickham Park Road has long been one of the area's most sought-after addresses, prized for its attractive period architecture, excellent schools, independent cafés, and immediate access to the wide open green spaces of Central Park. It's a location that continues to attract families and professionals alike, offering a wonderful balance between city convenience and a genuine sense of community.

Lovingly updated by the current owner, the property retains the charm and craftsmanship expected of a home of its era whilst introducing contemporary finishes that complement rather than compete with its original features. From the moment you step inside, the welcoming entrance hall sets the tone, where traditional detailing, decorative panelling and the original staircase create an immediate feeling of warmth and character.

To the front of the property, the elegant bay-fronted sitting room is flooded with natural light, centred around a beautiful period fireplace that provides a striking focal point and a cosy space to relax. Beyond, the home opens into an impressive open-plan kitchen and dining room, thoughtfully designed as the social heart of the property. A range of modern cabinetry, generous work surfaces and a breakfast bar create a practical and stylish kitchen, while the dining area enjoys French doors opening directly onto the rear courtyard, effortlessly connecting inside and out for entertaining or everyday family life. A convenient ground floor cloakroom completes the accommodation on this level.

The first floor offers three well-proportioned bedrooms, all continuing the property's bright and welcoming feel. The principal bedroom enjoys the character of a bay window, the second is a generous double bedroom, while the third offers excellent flexibility as a nursery, dressing room, home office or guest bedroom. These rooms are served by a beautifully appointed contemporary family bathroom.

Outside, the enclosed rear courtyard has been designed with low maintenance in mind, providing a private setting with ample space for outdoor dining, entertaining or simply enjoying the warmer months.

Homes of this calibre in Peverell continue to be in high demand, particularly those that successfully preserve their period charm whilst offering the comforts expected for modern living. Situated within easy reach of Central Park, Hyde Park's popular parade of shops and cafés, well-regarded schools and Plymouth city centre, this is a superb opportunity to secure a home in one of the city's most enduringly desirable locations.



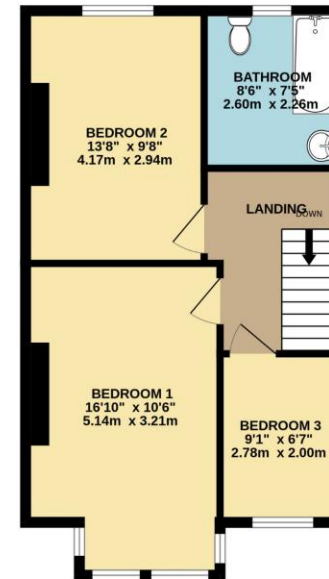
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
560 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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