



73 Grantley Gardens, Mannamead, Plymouth, Devon, PL3 5BP



£350,000



Lang Town and Country are delighted to offer this deceptively spacious, 4 bedroom semi-detached house, tucked away in a cul-de-sac location in one of Plymouth's prime residential areas.

Located in Mannamead, close to all local amenities such as, schools, parks and within easy access of Mutley Plain with its vast supply of shops and amenities and Plymouth City Centre some two miles away.

This attractive property is a real 'must see' to appreciate the unique layout, set over 3 levels, and its superb position backing onto woodlands.

The accommodation comprises, on the ground floor of an entrance porch, leading to the kitchen and dining area with views across to the woodlands behind. The kitchen is well equipped with integrated appliances including a Range Master gas cooker, dishwasher and ample space for an American style fridge/freezer.

There is also a separate cloakroom on this level for added convenience.

On the second level is the spacious dual aspect lounge has French doors leading to a large balcony with pleasant views. The master bedroom with recently built in wardrobes and access to a jack and jill style bathroom complete this floor.

On the lower level there are three further double bedrooms and a family bathroom which serves these bedrooms. There is a utility area which is perfect placed on the garden level.

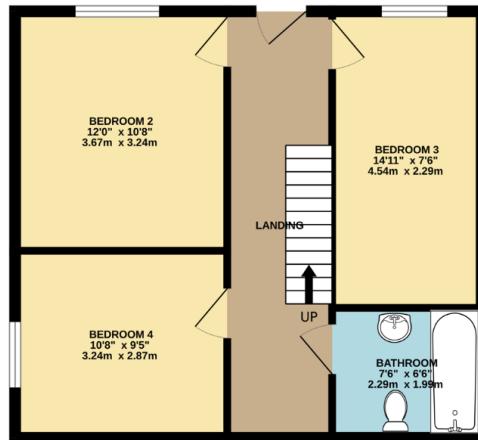
Externally, to the front is a low maintenance garden with artificial grass and a seating area and a driveway leading to the garage. The rear garden is a lovely quiet space laid to lawn and backing onto the nearby woods.



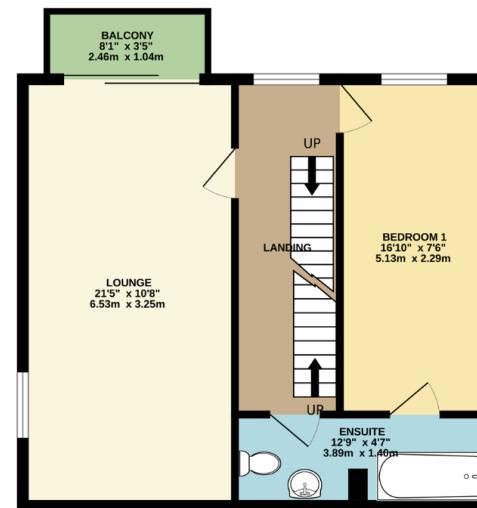
To view this property call Lang Town & Country Estate Agents on 01752 256000.



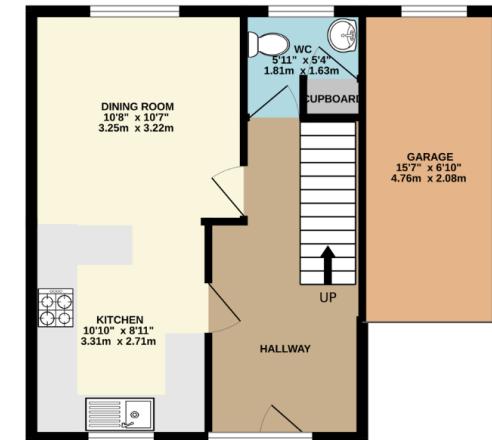
LOWER GROUND 2  
502 sq.ft. (46.6 sq.m.) approx.



LOWER GROUND 1  
500 sq.ft. (46.5 sq.m.) approx.



GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 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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Lang Town & Country  
6 Mannamead Road  
Plymouth  
PL4 7AA  
Tel: 01752 256000  
Email: [property@langtownandcountry.com](mailto:property@langtownandcountry.com)  
[www.langtownandcountry.com](http://www.langtownandcountry.com)

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