



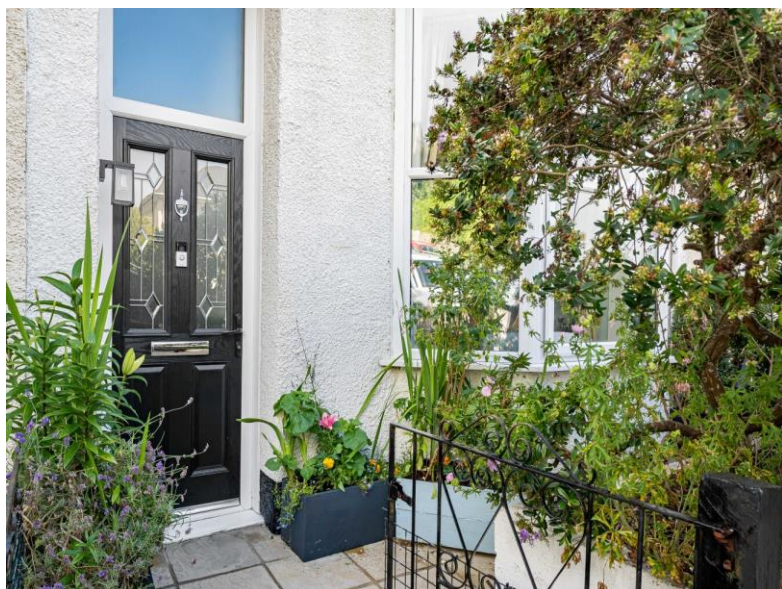
Falcon

01752 600444

26 Wycliffe Road

Laira, Plymouth, PL3 6BZ

Guide Price £250,000 - £260,000





In Brief

Period Charm Meets Modern Living with a Roof Terrace, Workshop & Versatile Attic Space

Reception Rooms	2 Reception rooms plus large kitchen/breakfast room	Parking	On street parking
Bedrooms	3 double bedrooms	Council Tax	B
Heating	Gas central heating		
Area	1455 sq ft		
Tenure	Freehold		

Description

Packed with character, style and versatile living space, this beautifully presented home is ready to impress. Set in a sought-after, established neighbourhood close to highly regarded schools and within easy reach of Plymouth City Centre, it perfectly blends period charm with contemporary living. Step inside to discover an eye-catching staircase before flowing into the stunning open-plan living room and dining room, where a cosy wood burner creates the perfect focal point. The spacious kitchen/breakfast room is equally impressive, featuring stylish fitted units and a classic Belfast style sink. Upstairs, you'll find two generous double bedrooms, with the principal bedroom benefiting from its own en-suite, plus a modern family bathroom. The third bedroom offers direct access to a fantastic roof terrace—an ideal spot for morning coffee or evening drinks while enjoying open views towards parkland. A spiral staircase leads to a converted attic arranged as two versatile rooms, perfect for a home office, hobby space or occasional accommodation (no building regulations) Outside, the private courtyard garden is designed for easy maintenance, while the substantial workshop provides excellent storage or workspace potential. A unique home full of personality, offering flexible living inside and out.

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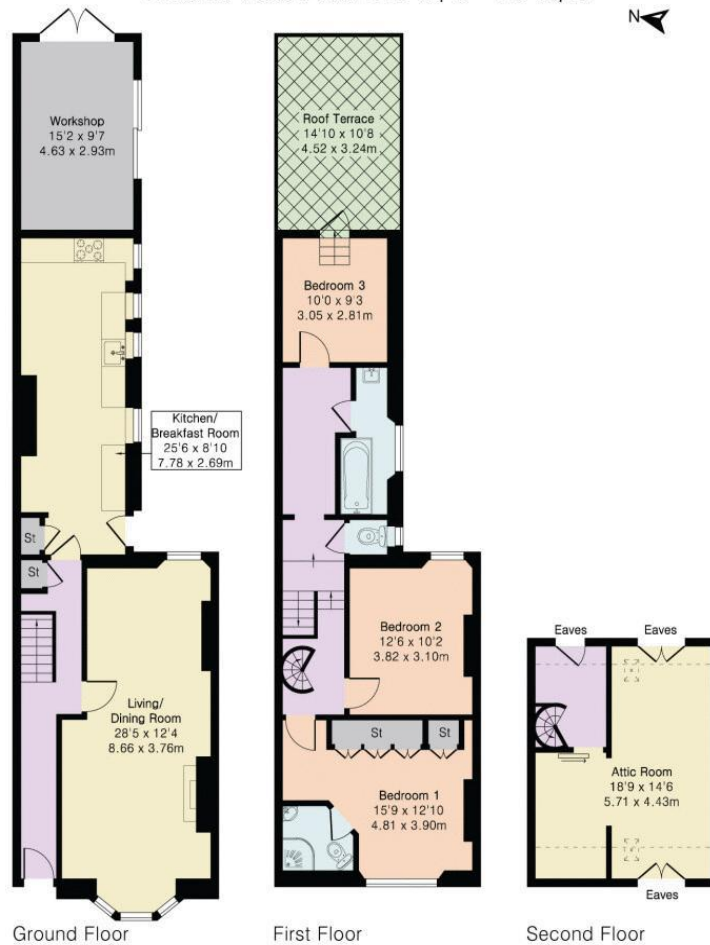
Floor Plans

Approximate Gross Internal Area 1727 sq ft - 160 sq m

Ground Floor Area 809 sq ft – 75 sq m

First Floor Area 646 sq ft – 60 sq m

Second Floor Area 272 sq ft – 25 sq m

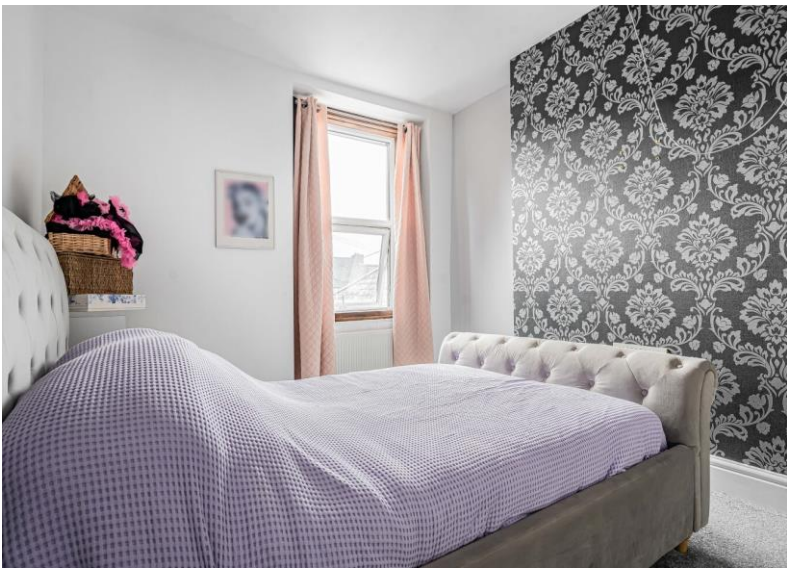


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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