



39 Gifford Place, Peverell, Plymouth, PL3 4JA



Offers Over £325,000

Positioned in the ever-popular Peverell area of Plymouth, this charming three-bedroom family home offers a wonderful blend of character, comfort, and modern living. Perfectly positioned, it sits within easy reach of Hyde Park, known for its well-regarded primary school and vibrant selection of local shops, while the open green spaces of Central Park—complete with woodland walks, play areas, and a café—are just a short stroll away.

Stepping through the front door, you're welcomed into a vestibule that leads into a spacious hallway, immediately setting the tone for the rest of the home. There's a sense of warmth and personality here, with practical touches like understairs storage and a convenient downstairs WC. At the front of the house, the living room is filled with natural light from a bay window and features a striking wood-burning stove alongside exposed wooden floorboards, creating a cosy yet stylish space. Flowing through an archway, the dining room continues the characterful feel, with its original alcove cupboard, feature fireplace, and a window framing views of the garden beyond.

At the rear of the property lies the heart of the home: a generously sized kitchen and breakfast room. Thoughtfully designed with a sleek, modern range of units and ample workspace, it also offers plenty of room for a family dining table. Bathed in natural light thanks to its south-westerly aspect, this space feels bright and inviting throughout the day. Double doors open directly onto the garden, seamlessly connecting indoor and outdoor living. The property also has the added benefit of a downstairs toilet.

Upstairs, the property continues to impress with three well-proportioned double bedrooms. The main bedroom spans the full width of the house at the front, complete with fitted alcove wardrobes and another attractive bay window. To the rear, the third bedroom enjoys an open outlook, adding to the sense of space and tranquillity. A stylish family bathroom completes the floor, featuring a roll-edged bath with a mains-fed shower, alongside a WC and wash basin.

Outside, the south-westerly facing garden provides a peaceful retreat. Designed for low maintenance, it features a patio area bordered by stone walls and flower beds, with a rear gate offering convenient access to the lane beyond. It's an ideal spot to unwind, entertain, or simply soak up the afternoon sun.

Beautifully presented throughout and thoughtfully maintained, this home offers not just a place to live, but a place to truly settle—combining character, practicality, and a fantastic location close to everything a family could need.

Being offered to the market with no onward chain.

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





GROUND FLOOR
618 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1193 sq.ft. (110.9 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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