



3 Pine Gardens, Mannamead, Plymouth, Devon, PL3 4FG



Guide Price £625,000



A most beautifully presented detached family home, situated within a highly desirable residential cul-de-sac and enjoying far-reaching views towards Cornwall in the distance. Forming part of an exclusive development of approximately twelve properties, built by the highly regarded Linden Homes in 2015, this exceptional property offers spacious and stylish accommodation perfectly suited to modern family living.

The development is conveniently located close to a wide range of local amenities, including well-regarded schools, local shops, and excellent transport links. Plymouth City Centre is approximately two miles away, while the nearby A38 provides easy access into both Devon and Cornwall via the Tamar Bridge.

The immaculate accommodation is arranged over split levels and briefly comprises a welcoming entrance hallway with cloakroom/WC, stairs rising to the first floor, and steps leading down into the main living accommodation. The contemporary kitchen/diner is beautifully fitted with a range of modern base units and matching wall cupboards, offering ample space for family dining and entertaining. Enjoying a dual-aspect design, the room is flooded with natural light and features an attractive picture bay window to the front elevation.

The spacious lounge is a real feature of the home, boasting an impressive, vaulted ceiling, a charming wood-burning stove, and glazed patio doors opening onto the rear garden, creating a bright and inviting living space.

To the first floor are four generously proportioned bedrooms, including a superb principal bedroom with en-suite shower room, together with a stylish contemporary family bathroom. Bedrooms to the rear enjoy delightful far-reaching views towards Cornwall.

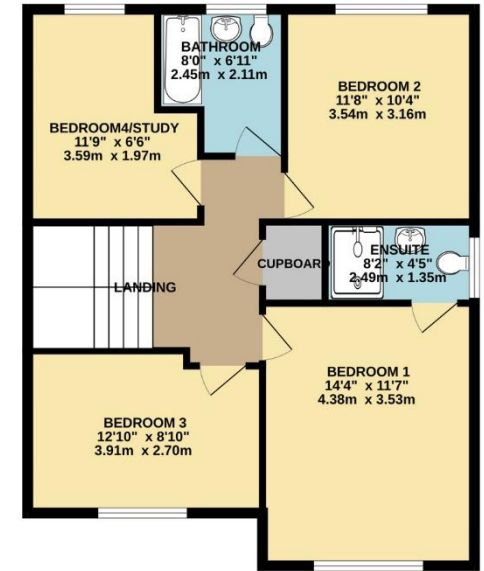
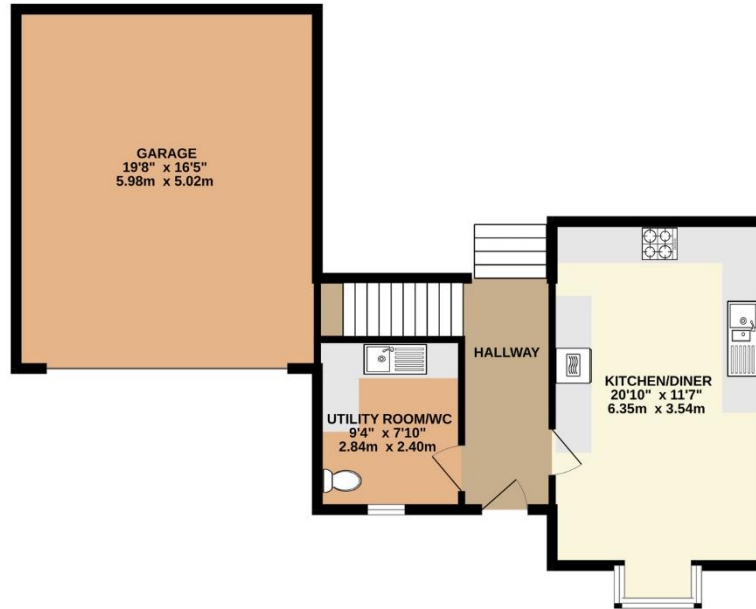
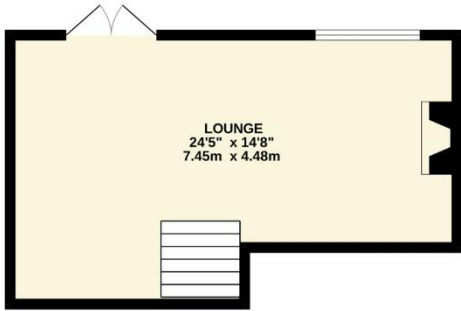
Externally, the property benefits from a driveway providing off-road parking and access to a double garage. One of the standout features of this wonderful home is the impressive enclosed rear garden, which is level, beautifully maintained, and mainly laid to lawn with mature flower beds and borders, perfect for families, entertaining, and outdoor enjoyment.

An early viewing is highly recommended to fully appreciate this fantastic family home and its enviable position within this extremely popular location.



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





TOTAL FLOOR AREA : 1740 sq.ft. (161.7 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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