

DC LANE

SELL • LET • MANAGE

Burleigh Park Road, Plymouth, PL3 4QQ

£435,000 Freehold

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Burleigh Park Road

Plymouth, PL3 4QQ

£435,000



- Exquisite Terraced Family Residence
- Prestigious Peverell Location
- Splendid Extended Kitchen/Dining Room
- Elegantly Presented Throughout
- Rear Courtyard Garden
- Five Bedrooms
- Arranged Over Three Storeys
- Bathroom & En Suite
- Well Proportioned Rooms
- Council Tax Band C

DC Lane is delighted to present this exquisite period residence, an elegant family home where timeless architectural grandeur has been thoughtfully reimagined for modern living. Occupying an enviable position along a prestigious Peverell Park Road, this remarkable property effortlessly balances exquisite original character with beautifully curated contemporary interiors.

A magnificent pair of original double doors welcome you into the reception hall and leads into the beautifully proportioned sitting room where a striking period fireplace with a wood burning stove provides a focal point. An ornate ceiling and impressive square bay window enhance the sense of grandeur. Undoubtedly the heart of the home, the spectacular open plan kitchen, dining and family room has been thoughtfully designed for both everyday living and effortless entertaining. Quality cabinetry is complemented by a peninsular, while ample space remains for a large dining table. Original alcove cupboards and a character fireplace seamlessly blend with the contemporary design. A superb snug creates an inviting family space whilst remaining connected to the kitchen. Two sets of glazed doors open directly onto the low maintenance garden, flooding the room with natural light and creating a seamless transition between indoor and outdoor living. There is a practical utility room and cloakroom. The first floor impresses with a spacious principal bedroom, a further generous double bedroom and an excellent third bedroom, all served by a family bathroom with a bath and separate shower enclosure. The second floor provides two more double bedrooms, connected by a Jack & Jill shower room, creating an ideal space for multi generational living. Velux windows boast far reaching roofscape views towards Plymouth Sound.

Occupying one of Peverell's most prestigious addresses, it represents a rare opportunity to acquire a home of period character, modern family living spaces and versatility. A viewing is recommended.





Ground Floor	
Lounge	13'5" x 14'8" (4.09 x 4.48)
Dining Room	9'7" x 14'8" (2.93 x 4.48)
Kitchen/Snug Area	9'8" x 23'5" (2.96 x 7.16)
Utility Room	
WC	2'9" x 7'0" (0.84 x 2.14)
First Floor	
Bedroom One	12'4" x 14'8" (3.78 x 4.48)
Bedroom Two	12'4" x 14'8" (3.78 x 4.48)
Bedroom Five	8'0" x 10'9" (2.45 x 3.30)
Barhroom	8'0" x 8'3" (2.45 x 2.52)
Second Floor	
Bedroom Three	18'11" x 11'10" (5.77 x 3.62)



Bedroom Four	15'3" x 13'9" (4.65 x 4.20)
En Suite	3'1" x 15'6" (0.96 x 4.74)

Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road. Turn right onto Burleigh Park Road and the property can be found on the left.

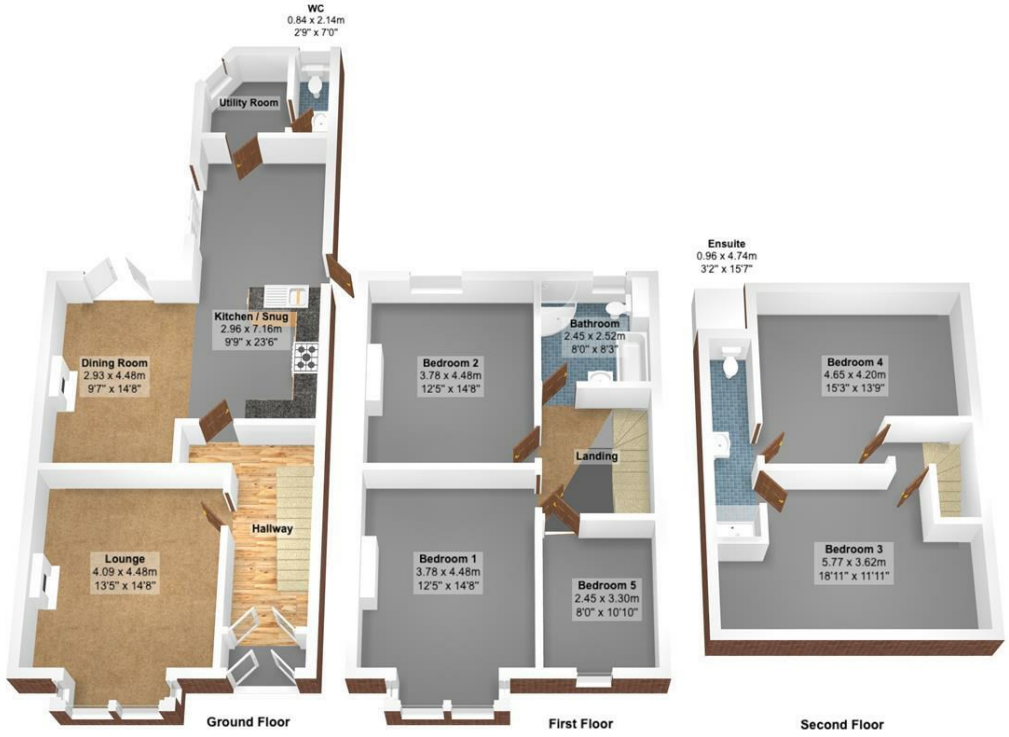
Scan for Material Information

Council Tax Band: D





Floor Plans

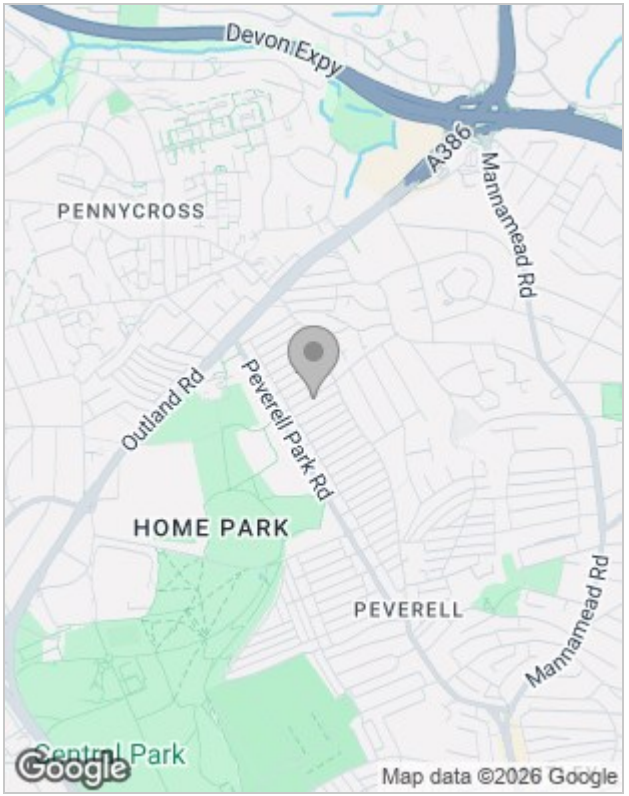


Total Approximate Area - 178.8 m² ... 1924 ft²

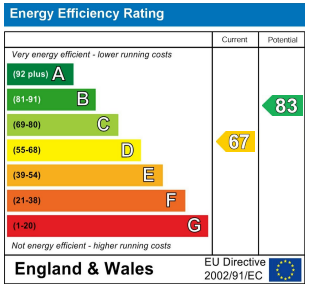
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

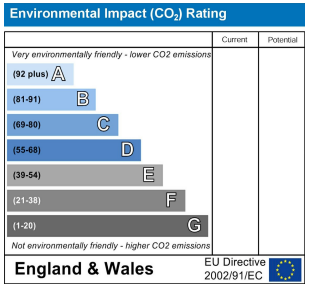
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Location Map



Energy Performance Graph





Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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