

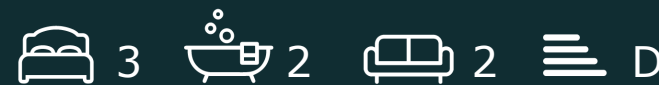
DC
LANE

SELL • LET • MANAGE



Ponsonby Road, Plymouth, PL3 4HP

£340,000 Freehold





£340,000

Ponsonby Road

Plymouth, PL3 4HP

- Detached Family Home
- Two Reception Rooms
- Arranged Over Three Storeys
- Extensive Rear Garden
- No Onward Chain
- Three Bedrooms
- Milehouse Location
- Woodland Backdrop
- Integral Garage
- Council Tax Band D

DC Lane present this unique 1980 built detached home enjoying woodland views, tucked away at the end of Ponsonby Road in Milehouse. There's easy access to the City Centre, Central Park, A38/major routes.

Number 43 has a generous 1,390 sq ft of living space over 3 floors, with scope to convert the integral garage, subject to consents.

The large front garden and wide private driveway has steps down to a useful store and to the rear terrace and gardens.

The ground floor entrance opens into a hall, a dining room with adjacent kitchen (older units) and a splendid view across the valley. The middle floor features the master bedroom with wardrobes and an en-suite bathroom. The second double bedroom/reception room enjoys wonderful views - it is actually larger, perfect for statement furniture items.

Stairs descend to the lower ground floor with a 3rd double bedroom, shower/utility room and the large sitting room with a gas "wood stove". Patio doors open through the conservatory to the terrace and rear gardens.

The long tiered garden looks up through woodland towards Stoke and is a gardener's paradise, recently cleared to show its true size. A hidden little stream at the end adds a touch of peace and tranquillity in this outdoor haven. If you enjoy spending time outdoors, there are endless possibilities for relaxation and enjoyment.

One of the property's standout features is its split-level layout, creating versatility and a unique feel. Modernisation is required - making this an exciting blank canvas for your own ideas in transforming a well-positioned property into a stylish individual home. Our clients seek an early sale (no onward chain).



Ground Floor

Kitchen 14'2" x 7'0" (4.33 x 2.14)

Dining Room 11'4" x 8'9" (3.47 x 2.69)

Integral Garage 8'7" x 15'11" (2.63 x 4.87)

Lower Ground Floor

Master Bedroom 8'5" x 16'4" (2.59 x 4.99)

En Suite 6'2" x 6'4" (1.89 x 1.94)

Bedroom /Reception Room 11'3" x 16'4" (3.44 x 4.99)

Lower Ground Floor 2

Sitting Room 11'1" x 16'4" (3.38 x 4.99)

Bedroom Two 8'7" x 16'4" (2.64 x 4.99)

Shower Room/Utility 6'2" x 6'3" (1.90 x 1.92)





Conservatory

9'9" x 5'6" (2.99 x 1.68)

Directions

From Mutley Plain/B3250 Turn left onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 mi At Pennycomequick Roundabout, take the 4th exit onto Alma Rd/A386 0.5 mi Turn left Into Cuffe Road and then right into Ponsonby Road, the property can be found at the end of the road on the left.

Scan for Material Information

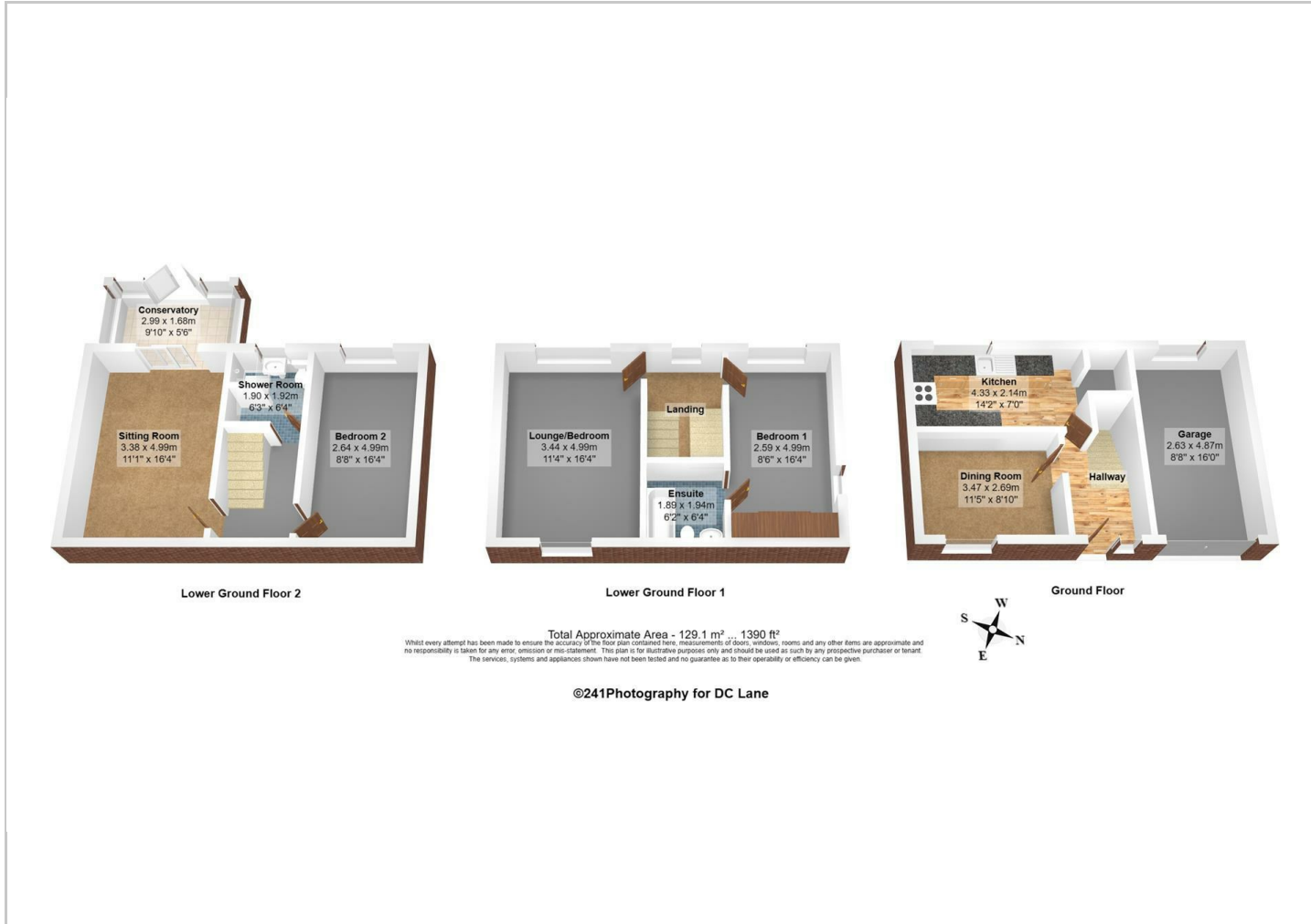


Council Tax Band: D

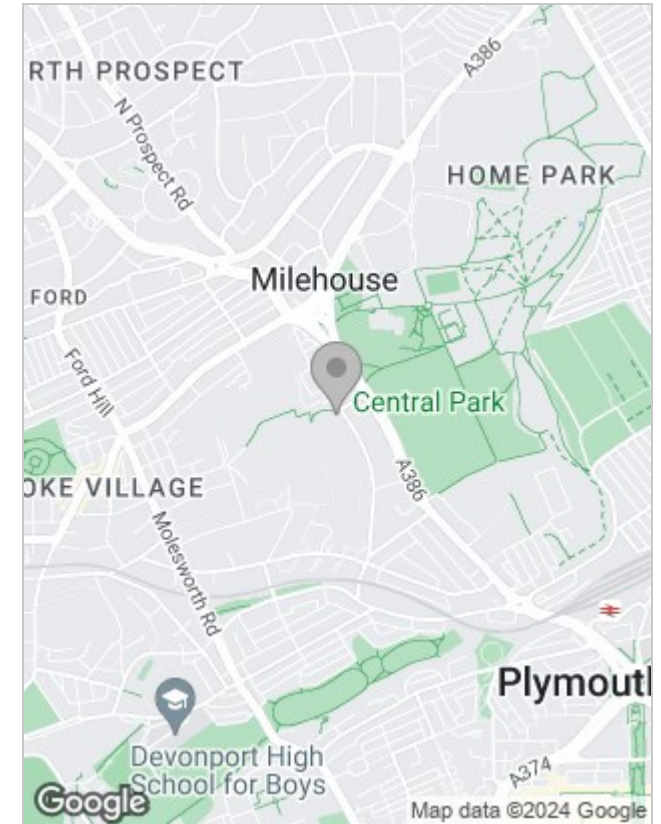




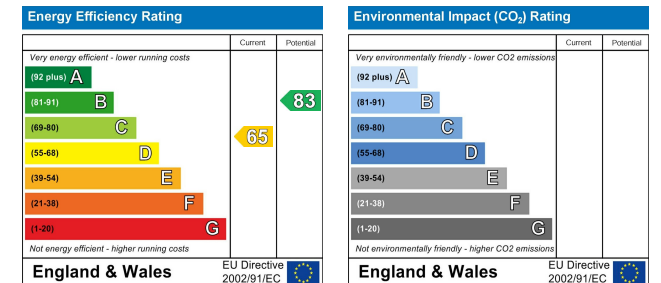
Floor Plans



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.

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