



Western College Road, Plymouth, PL4 7AG

Offers Over £500,000 Freehold

 4  3  2  E



# Western College Road

Plymouth, PL4 7AG

- Semi Detached House
- Sought After Mannamead Location
- Exquisitely Presented
- Spacious Accommodation
- Viewing Highly Recommended
- Four Bedrooms
- Two Reception Rooms
- Splendid Kitchen
- South Facing Garden
- Council Tax Band E

DC Lane are thrilled to showcase this meticulously designed four bedroom residence within the prestigious Western College Road in Mannamead with easy access to the City Centre and all major routes.

As you step inside, you'll be greeted by the timeless beauty of oak engineered flooring that graces the entire ground floor adding a touch of sophistication to the living space.. The elegant principle reception room with period fireplace and square bay window leads into the dining room, a wonderful space to host dinner parties with a feature fireplace wall with access either side into the most splendid contemporary kitchen boasting quality cabinets, triple ovens, modern extractor, a super sized island with pop up electric sockets and room for many bar stools. The bifold doors that open up into the south facing secluded garden creates a seamless flow between indoor and outdoor living - perfect for entertaining guests or as a serene oasis. A utility room and cloakroom/wc complete the ground floor accommodation. To the first floor the master bedroom features panelled built in wardrobes, whereby the second bedroom with en suite shower room boasts far reaching elevated city roofscape views towards Plymouth Sound. There are two further bedrooms serviced by a luxurious bathroom with modern free standing bath and shower cubicle.

Crafted with the utmost attention to detail, this property exudes quality craftsmanship at every turn. From the fixtures to the finishes, every element has been thoughtfully designed to create a space that is both functional and aesthetically pleasing. In addition to its impeccable design, this home offers a unique and sumptuous living experience, the epitome of luxury living in Plymouth, a viewing is most definitely recommended.



## Ground Floor

Lounge 15'6" x 14'8" (4.73 x 4.48)

Dining Room 13'5" x 13'10" (4.10 x 4.22)

Kitchen/Breakfast Room  
13'5" x 15'5" (4.10 x 4.72)

Utility Room 6'5" x 6'11" (1.96 x 2.11)

Cloakroom/WC 6'5" x 4'7" (1.96 x 1.42)

## First Floor

Bedroom One 13'3" x 17'0" (4.05 x 5.19)

Bedroom Two 13'3" x 13'10" (4.05 x 4.22)

En Suite 9'2" x 4'7" (2.80 x 1.42)

Bedroom Three 11'10" x 10'3" (3.63 x 3.14)

Bedroom Four 6'5" x 13'10" (1.98 x 4.24)

Bathroom 7'10" x 10'4" (2.40 x 3.15)





## Directions

From the DC Lane office head along Mannamead Road and turn right onto Western College Road, the property can be found on the right.

## Scan for Material Information



**Council Tax Band: E**





## Floor Plans

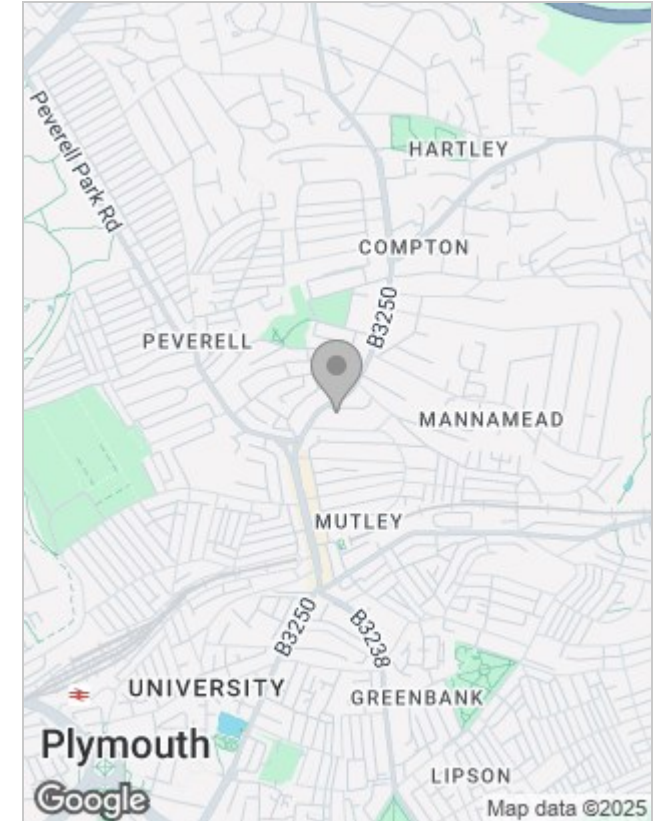


## Viewing

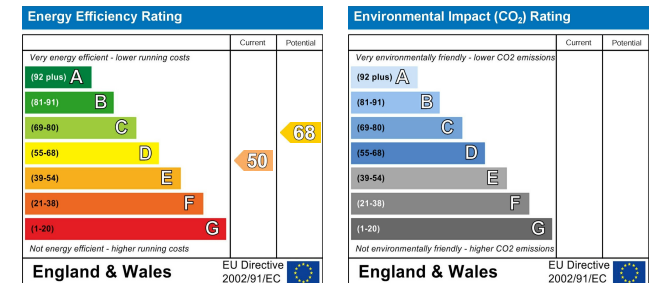
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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