







DC
LANE

SELL • LET • MANAGE

Chestnut Road, Plymouth, PL3 5UE

£295,000 Freehold

 3  1  3  C



£295,000

Chestnut Road

Plymouth, PL3 5UE

- Mid Terraced House
- Popular Peverell Location
- Garage with Inspection Pit
- Tastefully Presented
- Light & Airy Throughout
- Three Bedrooms
- Three Reception Rooms
- Sun Room
- Contemporary Kitchen
- Council Tax Band C

DC Lane are delighted to present this impressive mid terrace family home located in the highly sought after Peverell area and positioned with easy access to the A38 and City Centre and within strolling distance of Central Park for leisure pursuits.

Offering ideal family living and entertaining space this delightful property boasts generous room sizes and an elegant tasteful neutral interior. The vestibule opens into the welcoming hallway leading to a spacious reception room with feature remote control fireplace and bay window through to a second reception room which leads into a lovely sunroom with tiled chequered floor and tall french doors to the garden which could be utilised as a cosy place full of indoor plants to sit and enjoy the south westerly outlook, a reading nook or even a work from home space. An on trend black crittall style door opens into the generous kitchen/breakfast room which boasts a contemporary kitchen with decadent gold handles and integrated dishwasher, washing machine and fridge/freezer. The abundance of cabinets including larder units ensures there are plenty of storage solutions, there is ample space for a good size table and chairs and door access to the garden. To the first floor there are three bedrooms, the master spans the width of the property with four windows, a second double and a single with views towards Cornwall are serviced by a well appointed bathroom with shower over the bath. A new boiler was installed 2.5 years ago and the property has been rewired with a new consumer unit. There is a low maintenance south facing enclosed courtyard garden with pedestrian gate to the service lane and the garage an essential storage space for bikes and kayaks also boasts an inspection pit and roller door.

With buckets of natural light we believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike. A viewing is highly recommended - a superb home in an enviable location



Ground Floor

Lounge	12'11" x 13'0" (3.94 x 3.98)
Dining Room	10'7" x 12'7" (3.23 x 3.85)
Sun Room	6'9" x 5'7" (2.07 x 1.71)
Breakfast Room	9'5" x 13'5" (2.89 x 4.11)
Kitchen	9'5" x 9'9" (2.89 x 2.98)
First Floor	
Bedroom One	16'9" x 12'11" (5.12 x 3.96)
Bedroom Two	11'1" x 12'8" (3.38 x 3.87)
Bedroom Three	9'5" x 8'4" (2.89 x 2.56)
Bathroom	5'10" x 5'2" (1.80 x 1.58)
External	
Garage	8'3" x 19'1" (2.53 x 5.82)



Directions

From the DC Lane office head towards Hyde Park Rd 0.3 mi Turn left onto Peverell Park Rd Go through 1 roundabout 0.5 mi Turn right onto Burleigh Park Rd 0.1 mi Continue onto Burleigh Ln 0.1 mi At the roundabout, take the 1st exit onto Torr Ln 0.1 mi At the roundabout, take the 1st exit and stay on Torr Ln 249 ft Turn left onto Chestnut Rd and the property can be found on the left.

Council Tax Band: C

Scan for Material Information

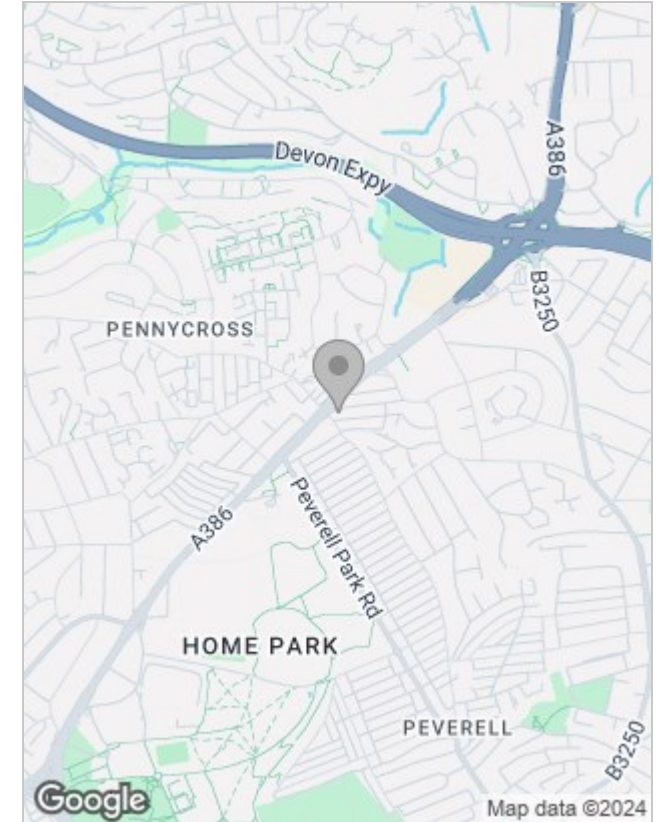




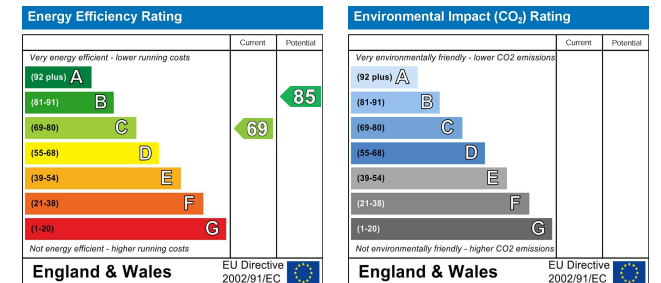
Floor Plans



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.

99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk