





DC  
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Ponsonby Road, Plymouth, PL3 4HP

£315,000 Freehold

 3  2  2  D



£315,000

# Ponsonby Road

Plymouth, PL3 4HP

- Detached 3/4 Bedroom House
- Two Bath/Shower Rooms
- Conservatory
- Extensive Rear Garden
- No Onward Chain
- Two/Three Reception Rooms
- Wide Front Garden
- Woodland Backdrop
- Integral Garage
- Council Tax Band D

This unique 1980 detached house enjoys woodland views, tucked away at the end of a quiet road. Easy access to City Centre, Stoke Village, Central Park, A38/major routes.

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

Wide front garden and private drive with steps down to an external Store and to the rear terrace & gardens.

Ground level entrance, Hall, Dining Room/Study. Kitchen with distant views.

Middle floor: Master Bedroom, wardrobes & En-suite Bathroom. Feature double-aspect 2nd Living Room (or double bedroom 2) also with woodland views.

Stairs to Lower Ground Floor. Large Sitting Room with gas "wood stove". Conservatory with patio door. Double Bedroom 3. Adjacent Shower & Laundry Room.

The long tiered garden has 2 sunny Terraces and looks across woodland up towards Stoke. Recently cleared to show its true size.

A standout feature is the split-level layout, creating versatility, space and a unique feel. Modernisation is required - making this an exciting opportunity to transform 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.

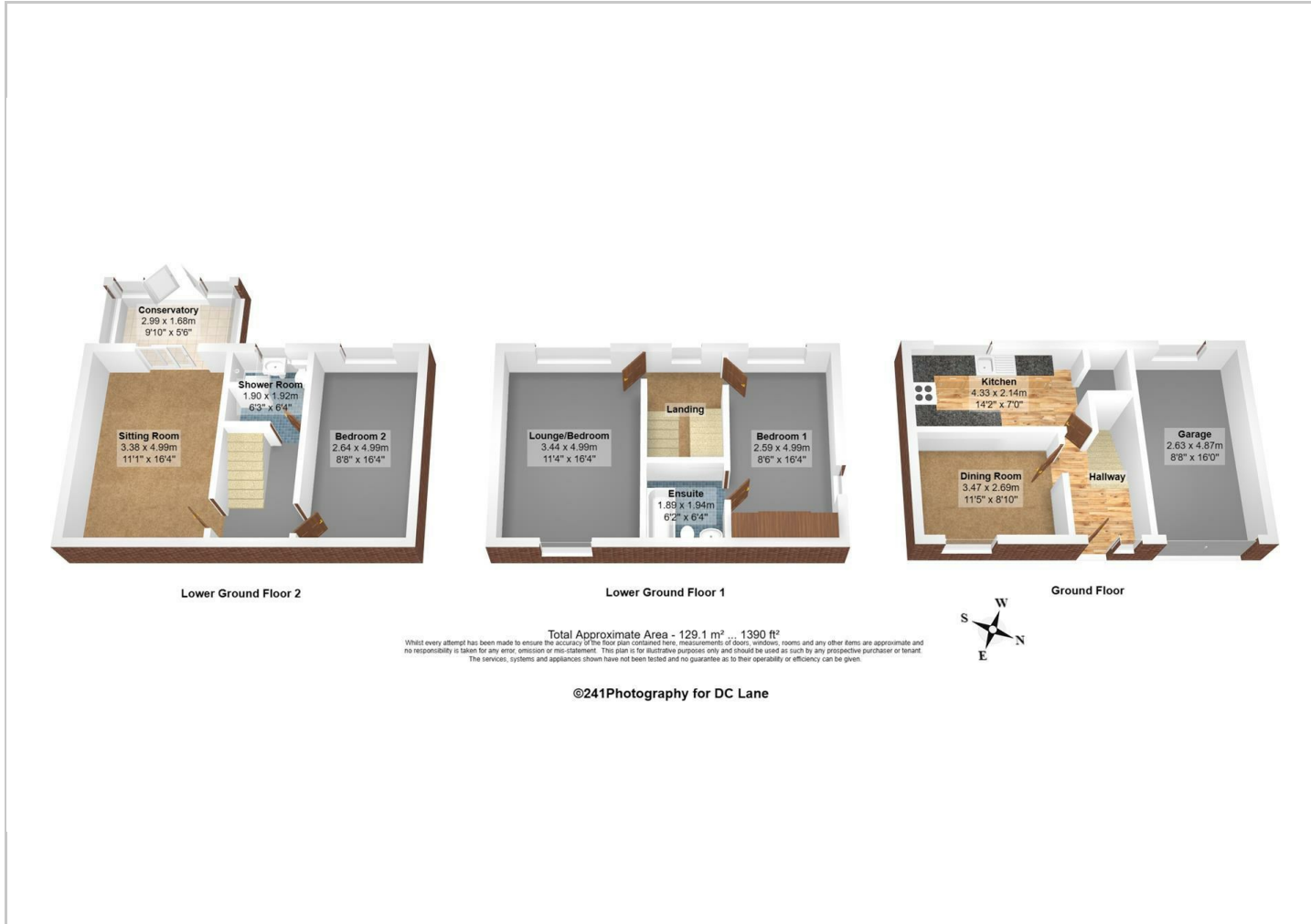
## Scan for Material Information



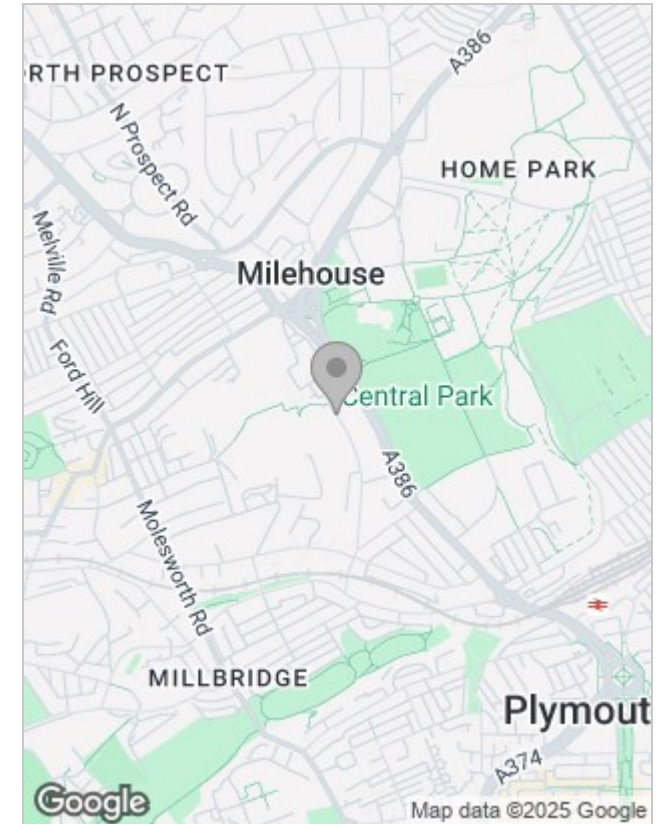
**Council Tax Band: D**



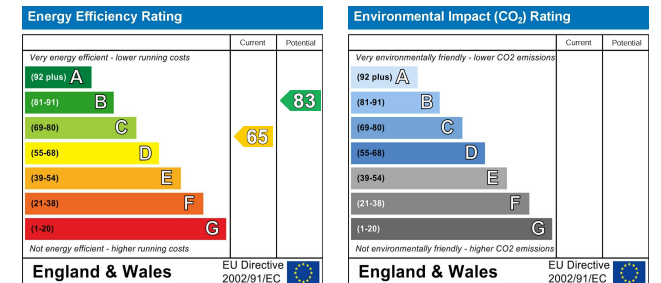
## Floor Plans



## 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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