





DC  
LANE

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Trelawney Road, Plymouth, PL3 4JZ

£300,000 Freehold

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£300,000

# Trelawney Road

## Plymouth, PL3 4JZ

- Mid Terraced House
- Popular Peverell Location
- Splendid Kitchen/Dining Room
- Woodburning Stove
- Loft With Ladder & Velux Windows
- Three Bedrooms
- On Doorstep of Central Park
- Tastefully Presented
- Well Appointed Bathroom
- Council Tax Band B

DC Lane are delighted to present this impressive three bedroom mid terrace family home located in the highly sought after Peverell area and positioned with easy access to the A38 and City Centre for a convenient commute and within strolling distance of Hyde Park shopping parade, well placed for excellent schooling and moments from Central Park for leisure pursuits.

With ideal family living and entertaining space the accommodation comprises of welcoming hallway, lounge with period fireplace and square bay window and downstairs cloakroom/wc. Be prepared to be WOWED in the heart of the home showstopper kitchen which boasts elegant navy cabinets with gold hardware offering plentiful storage solutions including integrated appliances and ample room for a statement table and chairs making it an excellent space for family meals or gatherings with friends. The breakfast bar is a great work from home station and a 'snug area' featuring a cosy wood burner doubles up as a cinema area as the current owners project films onto the wall with the wine fridge conveniently placed! To the first floor there are three bedrooms (two doubles with built in storage and a single) and a well appointed bathroom with separate shower cubicle. Additionally, the loft space, accessible via a pull-down ladder, features Velux windows that flood the area with natural light, providing an excellent opportunity for storage or a creative workspace.

Step outside to discover a low-maintenance courtyard garden, an ideal retreat for enjoying the fresh air without the burden of extensive upkeep and rear service lane access.

Tastefully presented we believe this lovely home is attractive to families, due to the catchment area for excellent local schools and couples alike. Oozing character and charm a viewing is most definitely recommended, an enviable property in an enviable location.

Please note the current EPC rating was before upgrades including new double glazing and gas central heating were added.



### Ground Floor

Lounge 9'11" x 15'2" (3.03 x 4.64)

Kitchen/Dining Room 16'4" x 19'6" (5.00 x 5.95)

Cloakroom WC

### First Floor

Bedroom One 9'11" x 15'1" (3.04 x 4.61)

Bedroom Two 9'11" x 12'3" (3.04 x 3.75)

Bedroom Three 5'11" x 8'7" (1.81 x 2.63)

Bathroom 8'3" x 5'8" (2.52 x 1.75)

### Second Floor

Loft Room





## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road turning left into Glendower Road. Continue down and turn right into Trelawney Road, the property can be found on the left.

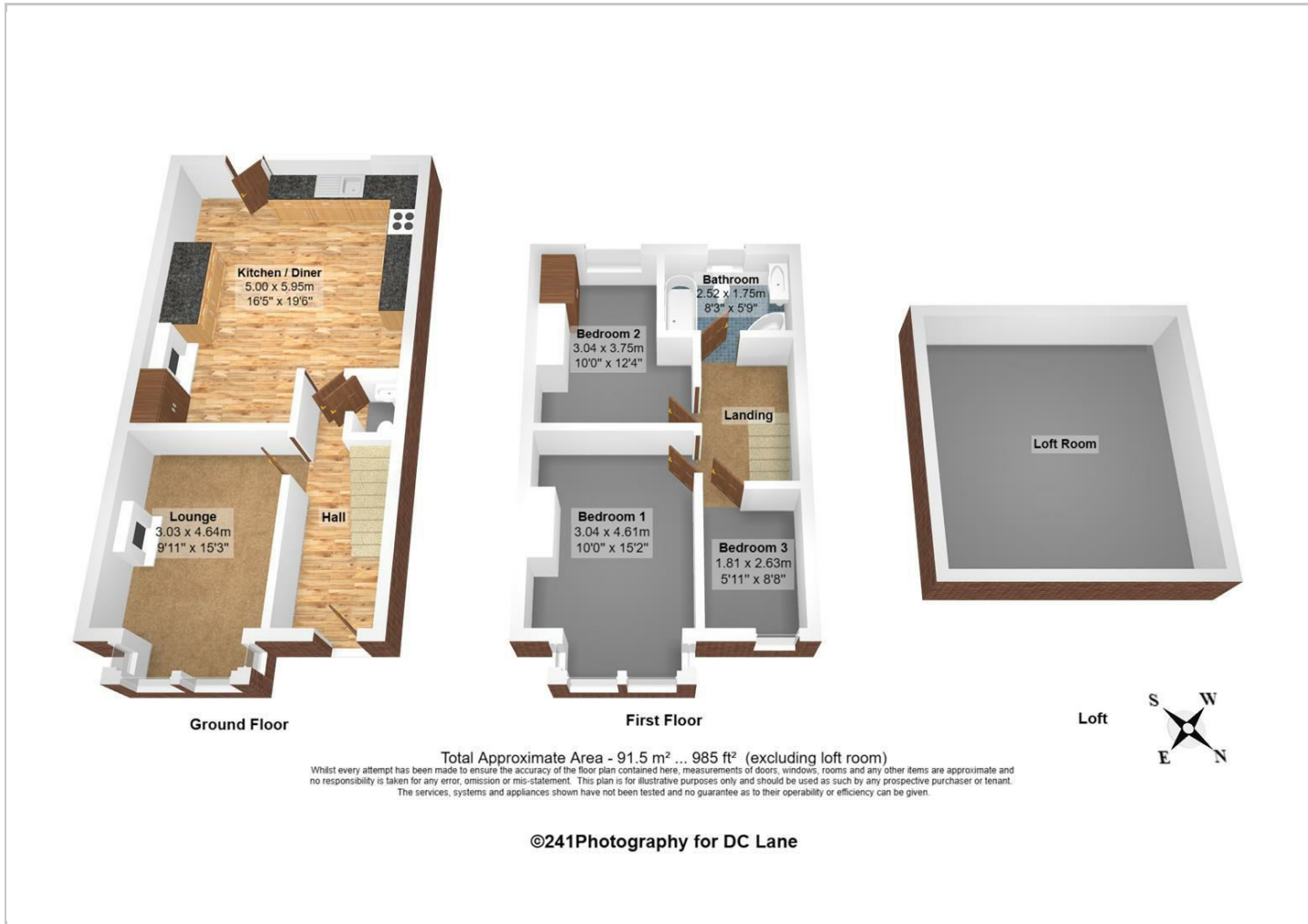
**Council Tax Band: B**

## Scan for Material Information

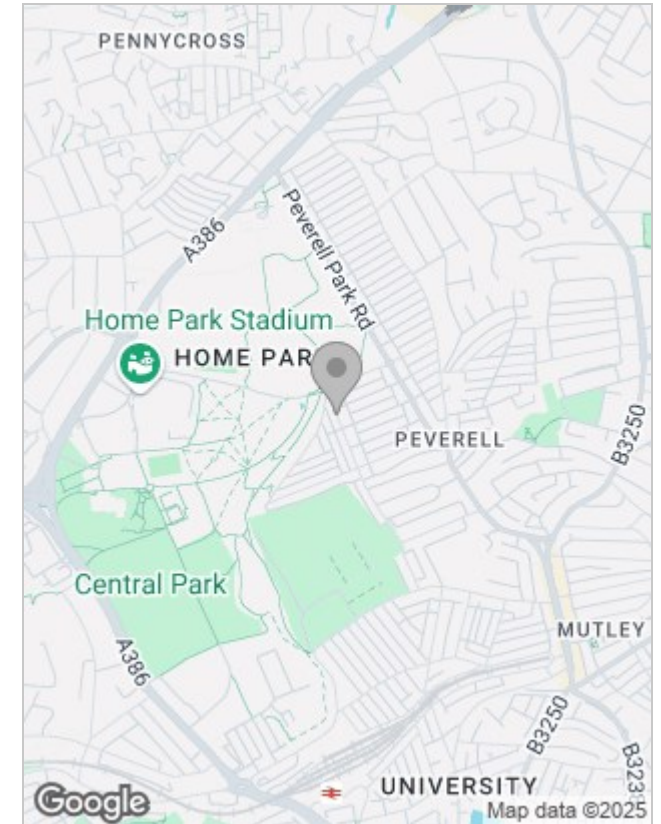




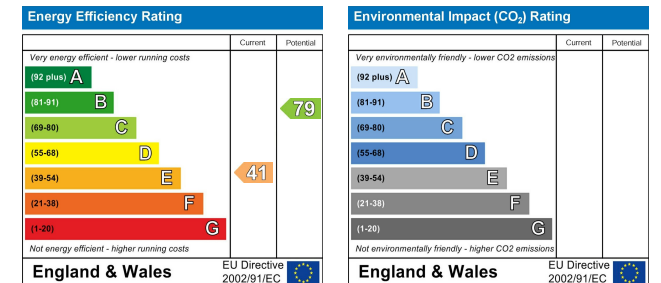
## Floor Plans



## 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.

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