

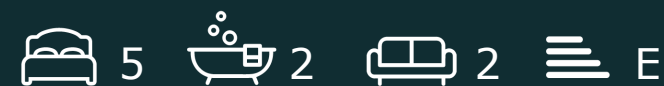


DC  
LANE

SELL • LET • MANAGE

Milehouse Road, Plymouth, PL3 4AD

Offers Over £650,000 Freehold









# Milehouse Road

## Plymouth, PL3 4AD

- Semi Detached Family Residence
- Prime Milehouse Location
- Wealth Character Features
- Impressive Garden with Sunken Hot Tub
- Garage with EV Charging Point
- Five Bedrooms
- Two/Three Reception Rooms
- Generous Accommodation
- Driveway Ample Parking
- Council Tax Band E

DC Lane are thrilled to showcase this splendid imposing double fronted five bedroom Victorian residence located centrally on the fringes of Central Park and within walking distance and transport links to the City Centre, railway station and within easy access to the A38 and major routes.

Offering ideal family living and entertaining space this superb property offers a wealth of character and original features including elegant floorboards that add a touch of sophistication to the space and period fireplaces not only providing a focal point but also bringing a sense of history and charm to the property. Wooden shutters adorn all front facing windows. The vestibule opens into a welcoming hallway leading into the inviting lounge with gas fire within the Cornish stone fireplace and dining room with a woodburning stove opening into a sun room with velux window, a lovely space to appreciate the garden whatever the weather. The kitchen with plentiful cabinets opens into a useful utility room with garden access. A further reception room or Bedroom five features a period fireplace with gas fire. To the first floor the master bedroom boasts an en suite shower room with two further double bedrooms and a large single serviced by a modern bathroom with shower over the bath and separate w/c all leading off the spacious landing.

The south facing walled rear garden is equally impressive, a generous decked terrace features a sunken hot tub that promises to be a perfect retreat after a long day and steps lead to the sumptuous lawn and paved terrace featuring a pergola and flanked by the wall providing privacy. The garage with direct access from the hall also has a remote controlled door and is equipped with an electric vehicle charging point, catering to the needs of modern living and there is a further workshop/storage area. The driveway boasting ample parking for several vehicles completes this tastefully presented family residence and a viewing is most definitely recommended

Offers Over £650,000



### Ground Floor

Living Room 13'3" x 12'11" (4.04 x 3.96)

Dining Room 12'5" x 14'2" (3.79 x 4.32)

Sitting Room/ Bedroom Five 14'7" x 12'11" (4.45 x 3.96)

Kitchen 11'6" x 7'1" (3.53 x 2.16)

Sun Room 25'3" x 7'1" (7.71 x 2.16)

Utility Room 7'8" x 7'1" (2.34 x 2.16)

Storage Room 10'1" x 7'8" (3.08 x 2.36)

Garage 10'1" x 18'6" (3.08 x 5.64)

### First Floor

Bedroom One 16'3" x 12'11" (4.96 x 3.96)

En Suite Shower Room 4'1" x 8'11" (1.25 x 2.72)





Bedroom Two	15'11" x 12'11" (4.86 x 3.96)
Bedroom Three	12'6" x 14'2" (3.82 x 4.32)
Bedroom Four	10'0" x 6'9" (3.07 x 2.07)
Bathroom	5'10" x 6'9" (1.79 x 2.07)

## Directions

From the DC Lane office head towards Hyde Park Rd 0.3 mi Turn left onto Peverell Park Rd 0.1 mi Go through 1 roundabout 0.6 mi Turn left onto Outland Rd/A386 0.7 mi Keep right to continue on Outland Rd/A3064 0.1 mi Slight left onto Milehouse Rd/B3396 and the property will be on the left

## Scan for Material Information



**Council Tax Band: E**

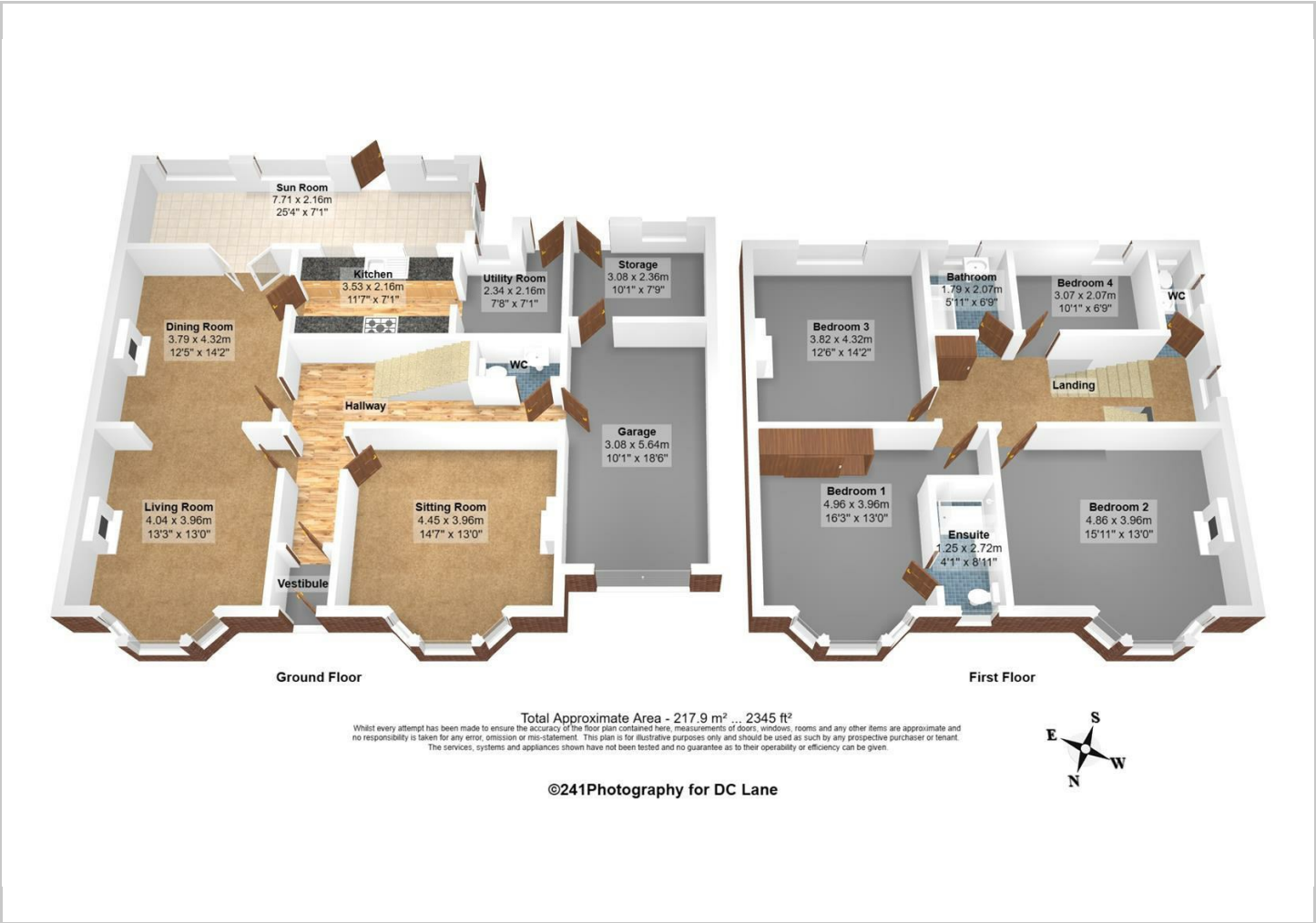




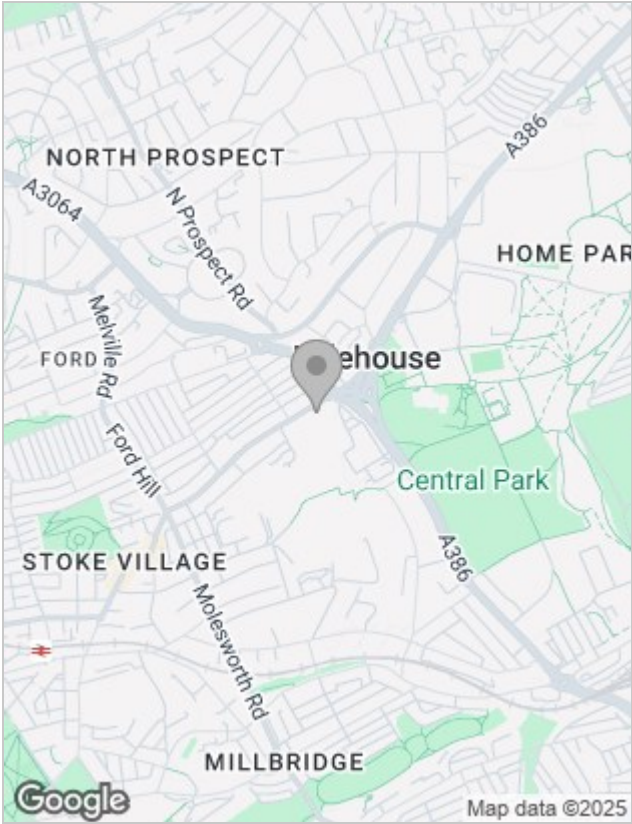




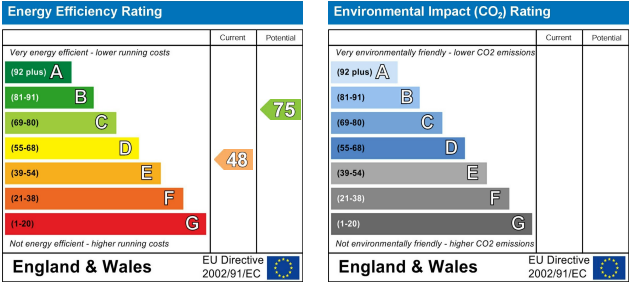
Floor Plans



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.