



**DC**  
LANE

SELL • LET • MANAGE

Ganna Park Road, Plymouth, PL3 4NN  
£325,000 Freehold

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£325,000

# Ganna Park Road

## Plymouth, PL3 4NN

- Mid Terraced House
- Popular Peverell Location
- Wealth of Character Features
- Quality Kitchen
- Rear Courtyard Garden
- Three Bedrooms
- Two Reception Rooms
- Luxury Bathroom
- Exquisitely Presented
- Council Tax Band C

DC Lane are extremely proud to introduce to the market this exquisite three bedroom period home located on a 'Park Road' within 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 and Central Park for leisure pursuits.

As you step inside what feels like a home interiors magazine shoot, you'll be greeted by panelled walls and the timeless beauty of herringbone parquet flooring that graces most of the 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 with further period fireplace, both rooms exuding character features with a contemporary style. The splendid kitchen/breakfast room boasts quality cabinets, integrated appliances, peninsular ideal for perching with a cocktail, range style cooker, super sized extractor and rear garden access. The stylishly decorated staircase with stair runner leads to the first floor with three bedrooms, the master with stripped floorboards and square bay window, second double bedroom and single currently used as an on trend dressing room serviced by a spacious opulent 'boutique hotel style' bathroom with modern freestanding bath, double vanity sinks with gold taps and walk in shower enclosure with gold fittings .. what a room to relax in!

Externally, the pretty walled courtyard garden is private and secure with a gate leading to the rear service lane.

We believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike. Tastefully presented, oozing character and understated elegance this property offers the perfect blend of functionality and style. a viewing is highly recommended - an exceptional home in an enviable location.



### Ground Floor

Lounge	12'5" x 13'2" (3.80 x 4.02)
Dining Room	10'1" x 13'1" (3.09 x 4.00)
Kitchen	8'5" x 20'9" (2.57 x 6.34)

### First Floor

Bedroom One	10'10" x 13'1" (3.32 x 4.01)
Bedroom Two	9'9" x 13'1" (2.98 x 4.01)
Bedroom Three	5'0" x 9'4" (1.53 x 2.87)
Bathroom	8'5" x 9'4" (2.57 x 2.87)





## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road. Ganna Park Road can be found on the right.

## Scan for Material Information



**Council Tax Band: C**





## Floor Plans

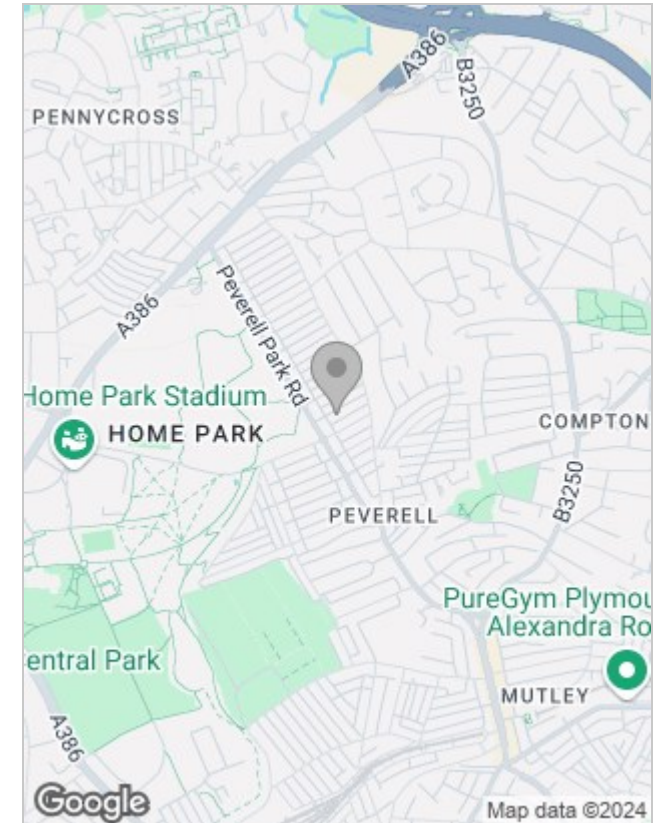


## Viewing

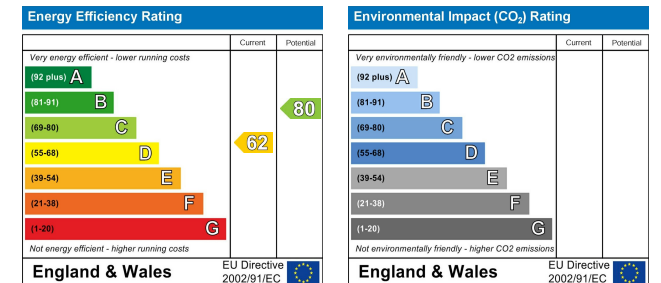
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



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