



DC
LANE

SELL • LET • MANAGE

Wesley Avenue, Plymouth, PL3 4RA
£300,000 Freehold

 4  2  2  C



£300,000

Wesley Avenue

Plymouth, PL3 4RA

- Mid Terraced House
- Two Reception Rooms
- Exquisitely Presented
- Contemporary Bathroom & En Suite
- Rear Garden
- Four Bedrooms
- Popular Peverell Location
- Arranged Over Three Storeys
- Generous Kitchen/Breakfast Room
- Council Tax Banc C

DC Lane are extremely proud to introduce to the market this exquisite four bedroom period home located in a cul de sac 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.

Arranged over three storeys this superb property offers ideal family living and entertaining space and boasts character features and contemporary style. The welcoming hallway with decorative floor tiles opens into a lovely reception room featuring a period fireplace and a further reception room would make an ideal dining room. Be prepared to be 'WOWED' by the generous kitchen/breakfast room with an abundance of modern cabinets, peninsular, space for a large table and chairs and rear garden access. With natural light flooding through this most certainly is the 'heart of the home.'

To the first floor there are three bedrooms, two doubles and a single currently used as a dressing room are serviced by a spacious well appointed 'boutique hotel style' bathroom including double shower enclosure and modern freestanding bath - this is the most wonderful space to relax in. Stairs rise to the second floor whereby the generous bedroom spans the length of the property and elevated views of the area can be enjoyed. There is also an en suite shower room.

Externally, the walled courtyard garden is private and secure and a gate leads 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 charm 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	11'8" x 13'9" (3.58 x 4.20)
Dining Room	9'7" x 13'10" (2.94 x 4.22)
Kitchen	9'3" x 10'4" (2.83 x 3.16)
Breakfast Room	9'3" x 15'0" (2.83 x 4.58)

First Floor

Bedroom One	10'2" x 13'7" (3.11 x 4.16)
Bedroom Three	10'2" x 13'11" (3.11 x 4.26)
Bedroom Four/Dressing Room	5'3" x 10'1" (1.61 x 3.09)
Bathroom	9'9" x 12'4" (2.99 x 3.76)

Second Floor

Bedroom Two	11'5" x 22'11" (3.50 x 7.00)
En Suite Shower Room	5'1" x 11'8" (1.57 x 3.56)

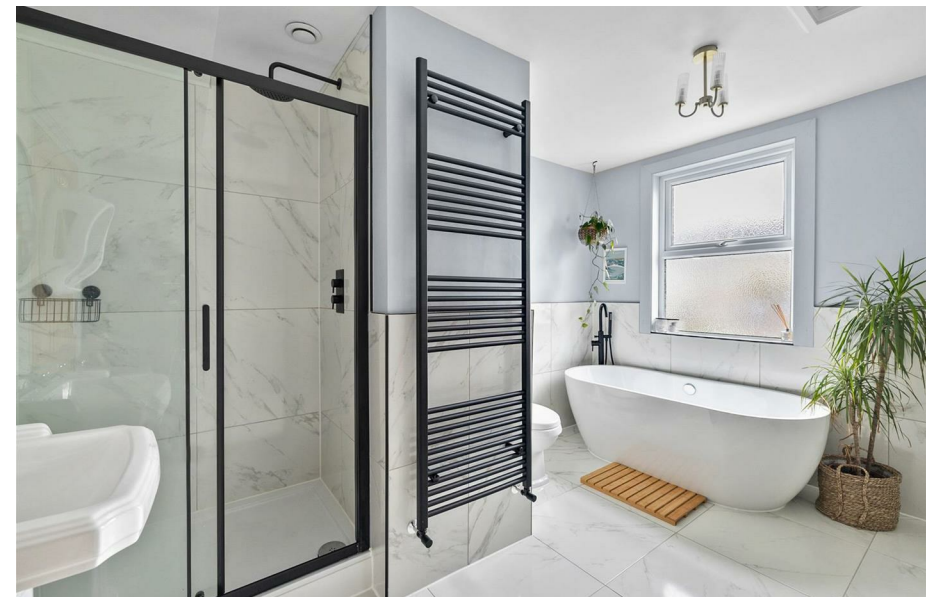




Directions

From Mutley Plain take Hyde Park Rd and after the shopping parade turn right into Wesley Avenue, the property can be found on the left.

Council Tax Band: C

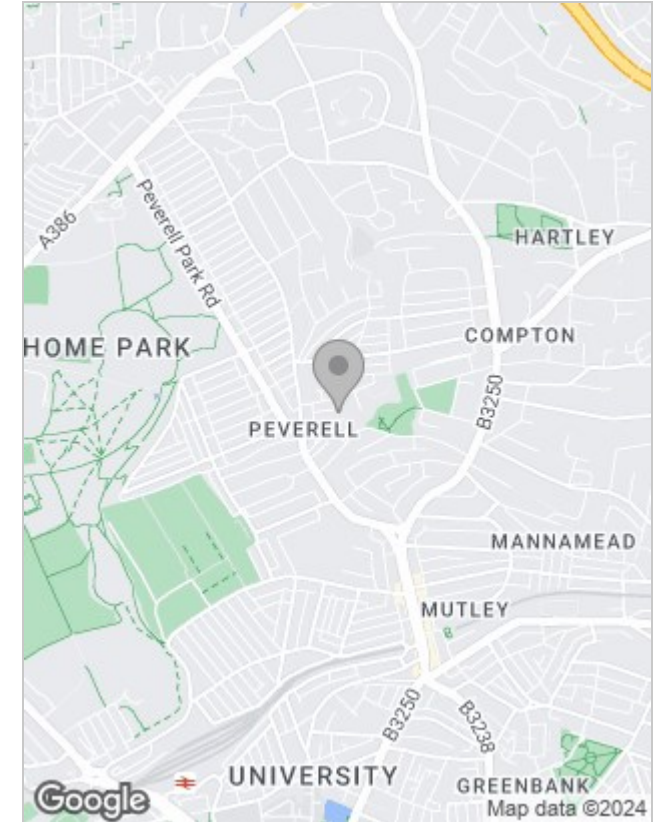




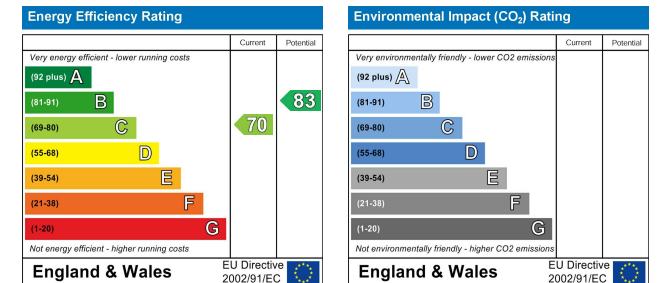
Floor Plans



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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