



DC
LANE

SELL • LET • MANAGE

Mannamead Road, Plymouth, PL3 5ST

£465,000 Freehold

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£465,000

Mannamead Road

Plymouth, PL3 5ST

- Semi Detached 1930's Family Home
- Sought After Hartley Location
- Conservatory
- Character Features
- No Onward Chain
- Three Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Driveway & Garage
- Council Tax Band E

DC Lane are thrilled to present this impressive 1930's semi detached family home set within a corner plot in the highly sought after location of Hartley offering a host of original features whilst benefiting from spacious accommodation.

Offering ideal family living and entertaining space, this delightful property arranged over three storeys has been within the same family for 45 years. The accommodation comprises of entrance porch with original floor tiles, welcoming hallway with oak panelled staircase and oak flooring and downstairs cloakroom. The principal reception room with bay window and feature fireplace opens through bevelled glazed doors into the dining room with further feature fireplace. Sliding doors open into a conservatory with sliding doors to the garden. The breakfast room with bay window opens into the fully fitted kitchen with integrated appliances and plentiful cabinets. A utility room leads from the kitchen into the garden completing the extensive ground floor accommodation. To the first floor there are three generous double bedrooms, a shower room and bathroom with stairs rising to the second floor offering various storage areas and room with dormer window.

Surrounding the property the gardens have been well tended, with lawn and mature shrubbery to the side and patio area to the rear. The garage with electric remote door opening can be accessed from the driveway or conveniently from the rear garden and there is also a greenhouse/workshop. The driveway provides ample parking for multiple cars with access at the side from 'The Drive'

Located on one of Plymouth's finest residential roads this much loved family home is located within easy reach of the A38, City Centre, plentiful local amenities and is being sold with no onward chain. A viewing is highly recommended.



Ground Floor

Lounge	14'6" x 14'10" (4.43 x 4.54)
Dining Room	12'11" x 14'0" (3.96 x 4.27)
Kitchen	11'9" x 15'1" (3.60 x 4.61)
Conservatory	11'5" x 14'10" (3.49 x 4.53)
Breakfast Room	12'7" x 10'3" (3.84 x 3.14)
Utility Room	8'8" x 4'10" (2.66 x 1.49)
Cloakroom/WC	
Hallway	10'0" x 14'11" (3.07 x 4.55)
First Floor	
Bedroom One	14'0" x 14'10" (4.27 x 4.54)
Bedroom Two	14'0" x 14'0" (4.27 x 4.27)
Bedroom Three	11'9" x 15'1" (3.60 x 4.61)



Bathroom	10'7" x 9'3" (3.23 x 2.83)
Shower Room	6'5" x 11'6" (1.96 x 3.53)
Second Floor	
Loft room	12'7" x 14'11" (3.86 x 4.56)
External	
Garage	19'7" x 9'8" (5.97 x 2.95)
Workshop	11'10" x 6'8" (3.63 x 2.05)

Directions

From the DC Lane office head along Mannamead Road for 0.8 mi. Turn left onto The Drive and the property is the corner plot on the left.

Council Tax Band: E

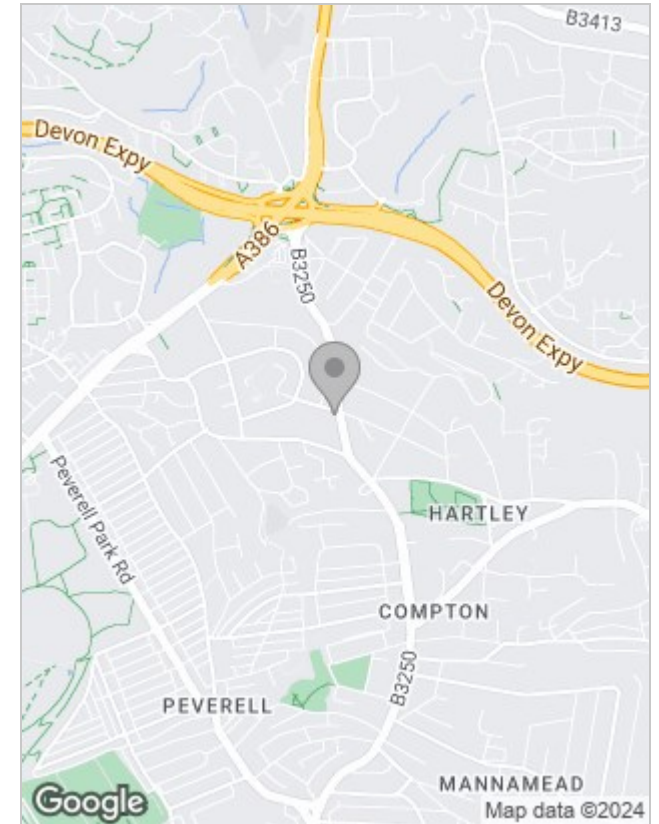




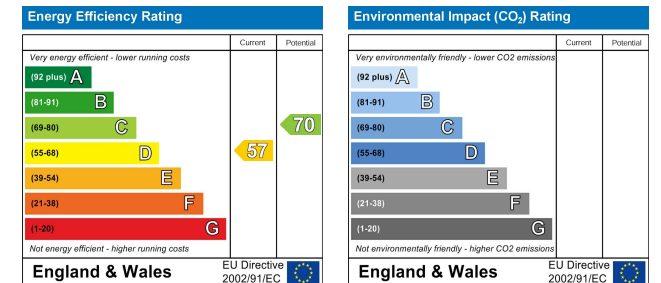
Floor Plans



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.

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