

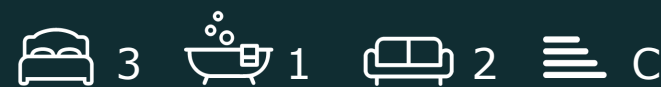


DC  
LANE

SELL • LET • MANAGE

Bickham Park Road, Plymouth, PL3 4QJ

£325,000 Freehold





# Bickham Park Road

Plymouth, PL3 4QJ

- Mid Terraced Period Home
- Popular Peverell Park Road
- Tastefully Presented
- Conservatory
- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Period Features
- Rear Garden
- Council Tax Band C

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

Beautifully presented and thoughtfully designed for family living and entertaining, this charming period home welcomes you through a stained glass door into an inviting entrance hallway leading to a stunning lounge and dining area. Rich in character, these elegant rooms showcase stripped wooden floorboards, ornate cornicing and working period fireplaces, perfectly blending timeless charm with refined sophistication. The living space flows seamlessly into a conservatory offering delightful views over the rear garden. The contemporary kitchen is stylishly appointed with classic cabinetry, integrated appliances and stripped wooden flooring and leads through to a practical utility room and adjoining cloakroom. To the first floor, the impressive principal bedroom features a square bay window and recessed cabinet, a further generous double bedroom and a well proportioned single bedroom, are served by a sumptuous and spacious family bathroom, complete with a classic roll top bath and separate shower cubicle.

Externally, a decked terrace spanning the full width of the property provides an ideal space for outdoor dining, with steps leading down to the delightful rear garden. A covered seating area offers a charming setting for alfresco entertaining.

This is a superb example of a period home that has been sensitively updated for contemporary living while retaining an abundance of original character. Distinctively presented and offered with no onward chain, this splendid property will appeal to families and couples alike, particularly given its position within the catchment area for excellent local schools. An enviable home in a most enviable location

£325,000



## Ground Floor

Lounge	13'11" x 11'9" (4.25 x 3.60)
Dining Room	10'7" x 12'11" (3.25 x 3.95)
Conservatory	13'8" x 9'9" (4.19 x 2.98)
Kitchen	8'11" x 11'1" (2.73 x 3.38)
Utility Room	5'7" x 7'2" (1.71 x 2.19)
WC	5'7" x 3'10" (1.71 x 1.19)

## First Floor

Bedroom One	11'8" x 12'0" (3.57 x 3.68)
Bedroom Two	10'7" x 12'8" (3.24 x 3.87)
Bedroom Three	7'10" x 9'1" (2.41 x 2.78)
Bathroom	5'8" x 11'6" (1.73 x 3.53)





## Directions

From Mutley Plain take Hyde Park Road for 0.4 ml to Peverell and continue along Weston Park Road. Turn left into Bickham Park Road and the property can be found on the right.

## Scan for Material Information



**Council Tax Band: C**





Floor Plans



Viewing

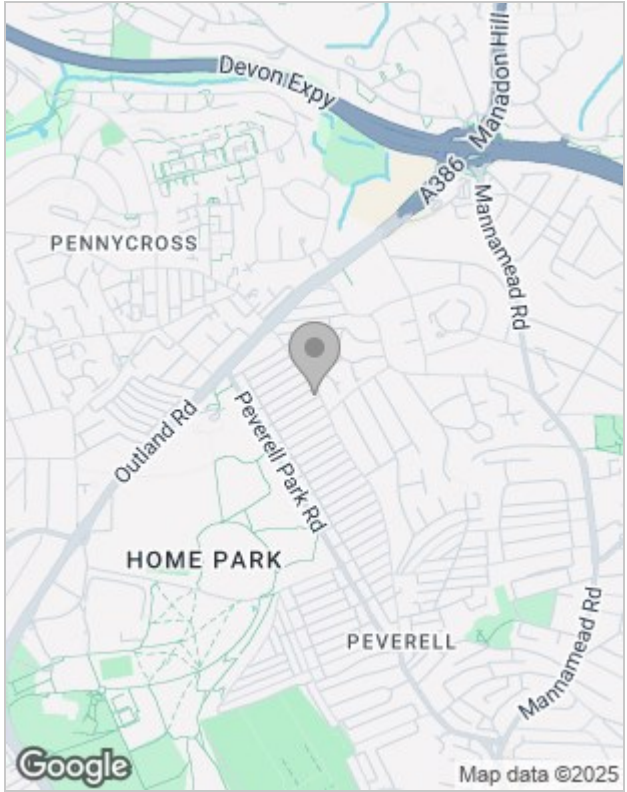
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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

Location Map



Energy Performance Graph

