



SELL • LET • MANAGE

Saint Lawrence Road, Plymouth, PL4 6HN

Asking price £625,000 Freehold

 5  3  2  D



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# Saint Lawrence Road

Plymouth, PL4 6HN

- Imposing Period Home
- Exquisite Decoration
- Spacious Accommodation
- Home Gym
- Council Tax Band D
- Five Double Bedrooms
- Central Plymouth Location
- Generous Rear Garden
- Double Garage
- No Onward Chain

DC Lane are thrilled to showcase this magnificent five double bedroom family residence, built in 1889, this imposing property has been exquisitely decorated and designed with exceptionally high standards to offer luxurious living throughout.

Situated in the heart of Plymouth, this family home is within strolling distance to the Railway Station, City Centre and well placed for exclusive schooling.

The vestibule features an original stained glass window and Victorian floor tiling, opening to the stripped floorboards of the hallway, a feature enjoyed through most of the ground floor. Leading to the inviting lounge on the right, with original tiled working open fireplace. The left offers doors to the spectacular dining room, with open fireplace and original sliding doors to the breath taking, chandelier lit kitchen, with range style cooker, American style housed fridge freezer and a breakfast kitchen area. Double doors open to the patio for alfresco living.

To the rear of the ground floor there is bedroom five, with a separate, well proportioned utility room and shower room, ideal for annexe or home working potential, if desired.

Stairs rise to the landing, servicing the boiler room with high capacity, state of the art, mains pressure hot water tank and boiler; venetian plastered four piece bathroom, with roll top bath and wet room screenless shower. Four imposing double bedrooms, the master enjoying a wetroom en-suite, another as an 'on trend' dressing room with high quality cabinetry and a beautiful well designed library complete with ladder and inviting window seat.

Externally, the property benefits from a walled, south facing garden with lawn, shubbery and patio – a wonderful space to relax or entertain. There is a double garage with remote controlled electric door and a superb home gym.

With no onward chain, living in this tastefully presented residence can only be titled the epitome of luxury City living.



## Ground Floor

Lounge 14'0" x 15'6" (4.28 x 4.74)

Dining Room 13'10" x 14'9" (4.24 x 4.52)

Kitchen 13'10" x 20'0" (4.24 x 6.10)

Utility Room 10'3" x 9'8" (3.14 x 2.96)

WC/Shower 4'0" x 6'1" (1.22 x 1.86)

Bedroom Five 12'8" x 11'7" (3.88 x 3.54)

## First Floor

Master Bedroom 14'0" x 14'9" (4.27 x 4.52)

En Suite 6'3" x 10'4" (1.91 x 3.16)

Bedroom Two 12'11" x 16'0" (3.95 x 4.89)

Bedroom Three 14'0" x 12'9" (4.27 x 3.91)

Bedroom Four 12'11" x 11'1" (3.95 x 3.39)





|               |                              |
|---------------|------------------------------|
| Bathroom      | 14'9" x 7'11" (4.52 x 2.43)  |
| External      |                              |
| Home Gym      | 14'7" x 12'10" (4.47 x 3.93) |
| Double Garage | 15'1" x 24'3" (4.60 x 7.40)  |

### Directions

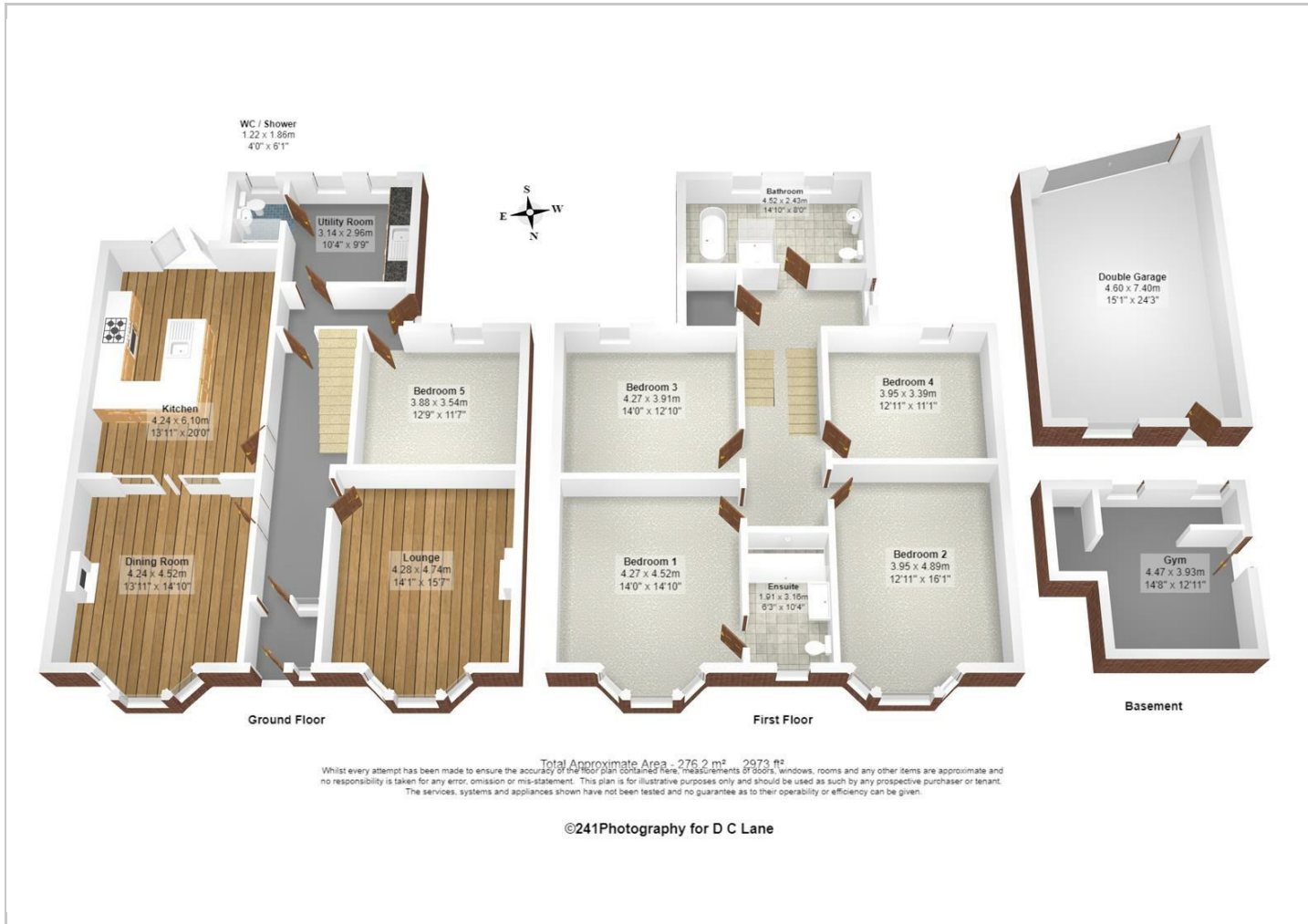
From our office, travel South along Mutley Plain onto North Hill, turn Right on Saint Lawrence Road.

**Council Tax Band: D**

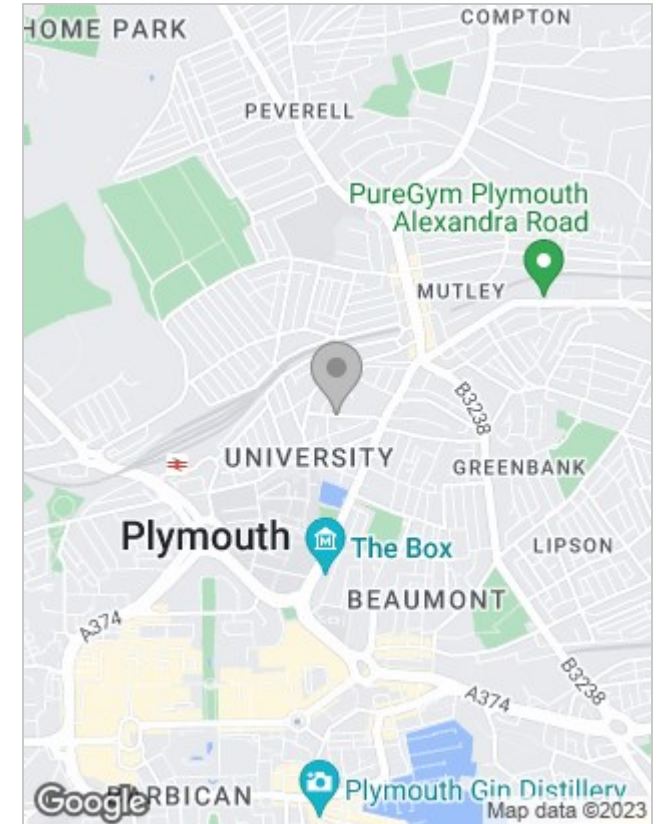




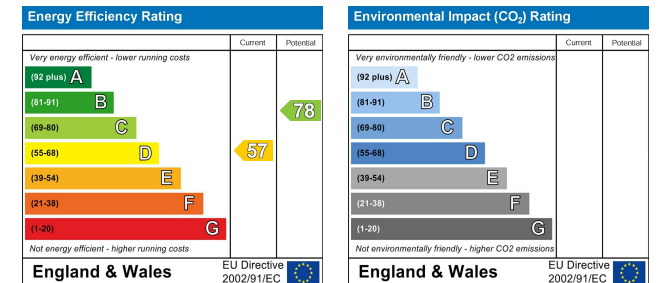
## Floor Plans



## 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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