

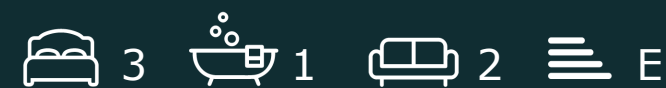


DC
LANE

SELL • LET • MANAGE

Merrivale Road, Plymouth, PL2 2RW

£269,950 Freehold





Merrivale Road

Plymouth, PL2 2RW

- Semi Detached Family Home
- Popular Beacon Park Location
- Delightful Garden
- Driveway
- Woodburner
- Three Bedrooms
- Two Reception Rooms
- Garden Room with log burner
- Well Presented
- Council Tax Band C

DC Lane are delighted to present this charming semi detached family home in popular Beacon Park positioned with easy access to the A38, City Centre and within the catchment area of excellent schooling.

With natural light flooding the property throughout the welcoming hallway leads into the two reception rooms featuring stripped floors that add a touch of character and warmth to the interior. There is a wood burner, built in cabinets, bay window and contemporary gas fire, these rooms offer ideal space for entertainment and relaxation. The delightful kitchen with solid wood worktops and a 'Shelia maid' for hanging pots and pans opens directly out to the garden. Stars rise to the first floor with three bedrooms, the master with fitted wardrobes, a further double bedroom and single bedroom with clever storage solutions are serviced by a well appointed bathroom. The loft is boarded and there is a pull down ladder for access.

The rear garden features a bespoke insulated garden room, complete with its own pot belly log burner, creating a cosy retreat for all seasons. This unique space has been sectioned providing two separate areas and seamlessly connects the indoors with the outdoors, allowing for a tranquil escape amidst the hustle and bustle of daily life. The delightful garden with paved area and lawned is thoughtfully stocked with a variety of plants including passion flower, clematis, vintage pink rose and a bank of euphorbia providing a vibrant and serene environment for family gatherings or quiet moments of reflection. A side gate provides access to the front where there is off road parking.

With its charming features and inviting atmosphere, this property is sure to appeal to those looking for a blend of comfort and style in a sought-after location and a viewing is most definitely recommended.

£269,950



Ground Floor

Lounge	10'2" x 10'9" (3.11 x 3.28)
Dining Room	16'0" x 10'10" (4.88 x 3.31)
Kitchen	7'8" x 7'8" (2.36 x 2.35)

First Floor

Bedroom One	9'4" x 10'9" (2.85 x 3.28)
Bedroom Two	9'4" x 10'10" (2.85 x 3.31)
Bedroom Three	6'1" x 6'9" (1.87 x 2.06)
Bathroom	6'1" x 6'0" (1.87 x 1.84)
External	
Garden Room 1	6'2" x 9'8" (1.89 x 2.95)
Garden Room 2	6'2" x 7'7" (1.89 x 2.32)





Directions

From the DC Lane office head towards Hyde Park Rd 0.3 mi Continue onto Weston Park Rd 0.7 mi Continue onto Ham Dr Go through 2 roundabouts 0.7 mi At the roundabout, take the 1st exit onto Merrivale Rd and the property can be found on the right.

Council Tax Band: C

Scan for Material Information





Floor Plans



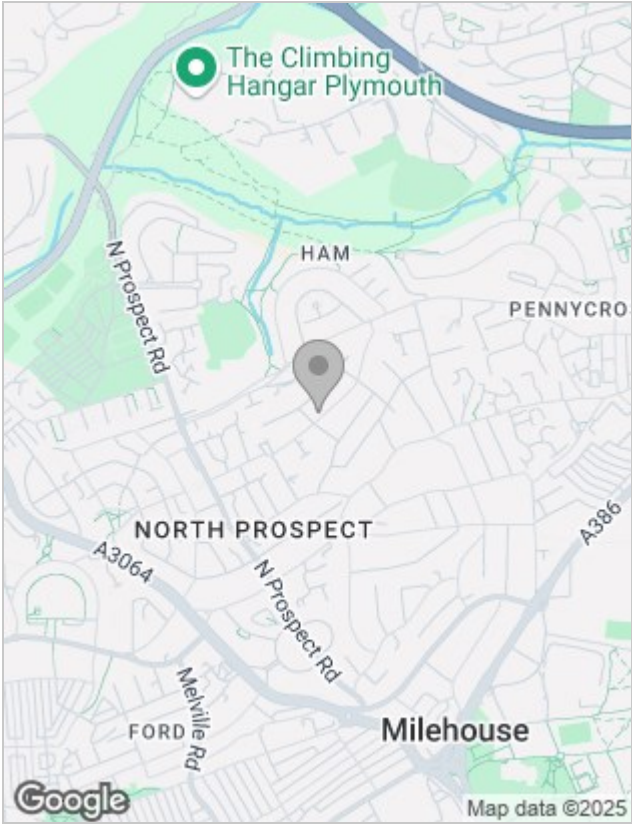
Viewing

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.

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

Location Map



Energy Performance Graph

