

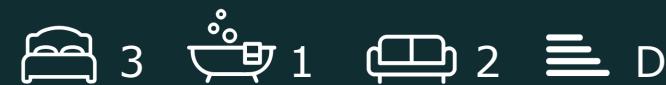
DC  
LANE

SELL • LET • MANAGE



11 Wren Gardens, Plymouth, PL7 4QA

£270,000





£270,000

# 11 Wren Gardens

Plymouth, PL7 4QA

- Semi Detached Family Home
- Woodford, Plympton Location
- Beautifully Presented
- Remodelled Shower Room
- Parking For Multiple Vehicles
- Three Bedrooms
- Spacious Accommodation
- Two Reception Rooms
- Generous Rear Garden
- Roof Terrace

DC Lane are proud to bring to the market this impressive semi detached family home set in the highly sought after location of Plympton, offering a host of features whilst benefiting from spacious accommodation that has been well maintained by the present owners.

Offering ideal family living and entertaining space. this delightful property comprises of entrance vestibule, hallway with wood style flooring a feature enjoyed throughout the ground floor. The lovely sitting room boasts a wood burner, shelved alcoves and double glass doors opening into the generous dining room featuring two skylights and garden patio sliding doors. Natural light floods through this superb room and a useful office area is positioned at one end, also offering garden access, making an ideal work from home space. The well appointed modern kitchen with dual aspect windows has plentiful worktop, storage and a built in pantry.

Leading up the stairs to the first floor the spacious master bedroom opens through French doors onto a large roof terrace with glass balustrade and the ultimate garden wish - a hot tub! A further two bedrooms ( double & single) are served by a luxurious double enclosure shower room with rain head showerhead, contemporary sink, vanity unit and w/c.

External attributes include a hardstand for multiple vehicles, timber sheds along the side access and further benefits from a patio area leading from the house and generous lawned area, this is a wonderful place for relaxation and entertainment.

This appealing home is located in Woodford and is within easy reach of great schools, local amenities, parks and the A38. In excellent decorative order a viewing is highly recommended to appreciate the tasteful presentation on offer.

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## Ground Floor

Living Room	14'3" x 11'7" (4.35 x 3.55)
Dining Room	12'9" x 9'3" (3.90 x 2.82)
Office	8'8" x 9'3" (2.65 x 2.82)
Kitchen	8'8" x 18'0" (2.65 x 5.51)

## First Floor

Bedroom One	14'5" x 9'2" (4.40 x 2.80)
Bedroom Two	8'6" x 9'2" (2.60 x 2.80)
Bedroom Three	7'0" x 8'4" (2.15 x 2.55)
Shower Room	5'6" x 8'2" (1.70 x 2.50)





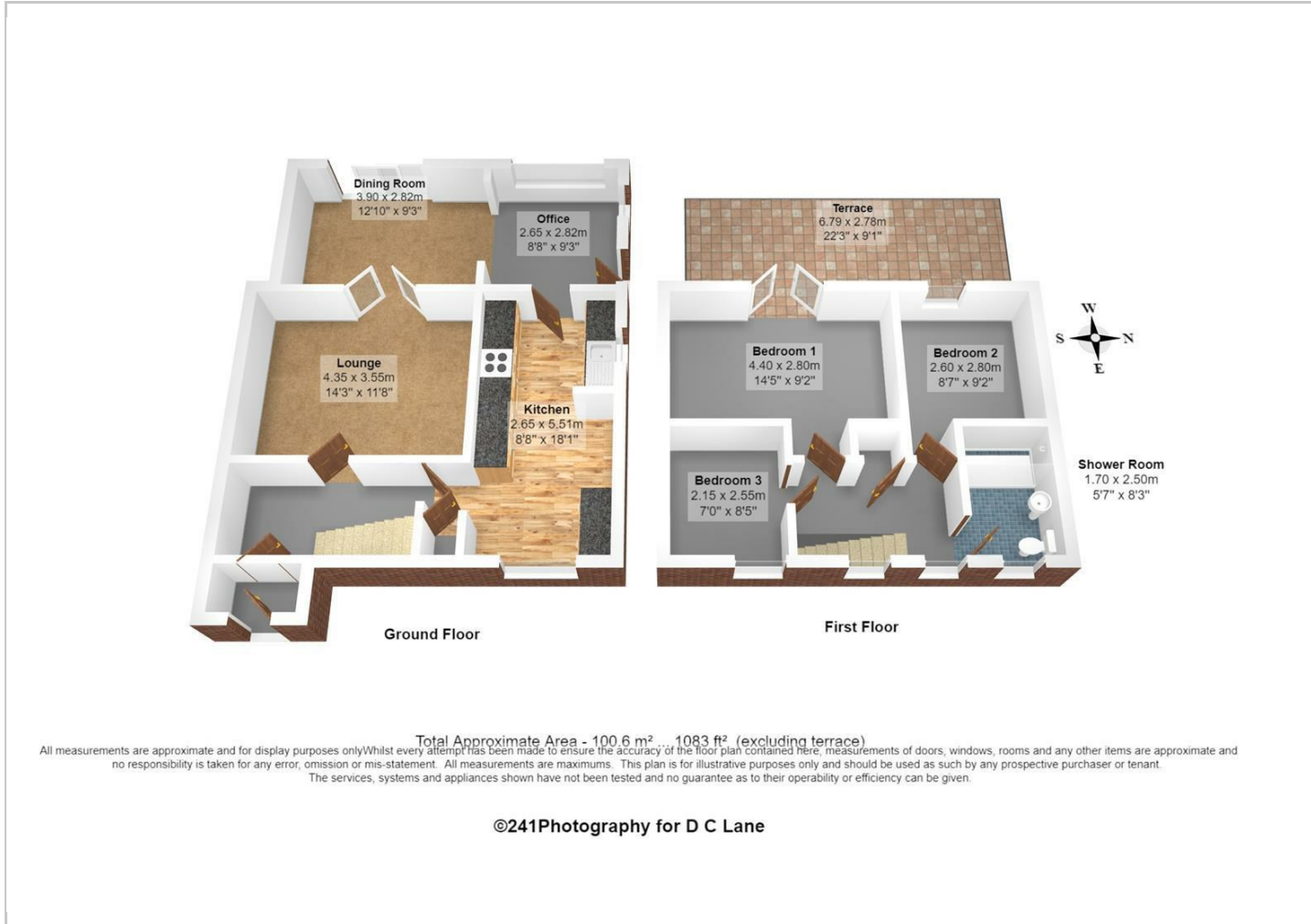
## Directions

At Marsh Mills roundabout, take the 1st exit towards Plympton and Slight left towards Plymouth Rd/B3416. Continue straight onto Plymouth Rd/B3416 for 0.8 mi & Turn left onto Larkham Ln 0.2 mi Turn right onto St Mary's Rd 469 ft Turn right onto Wren Gardens and the property can be found on the right.

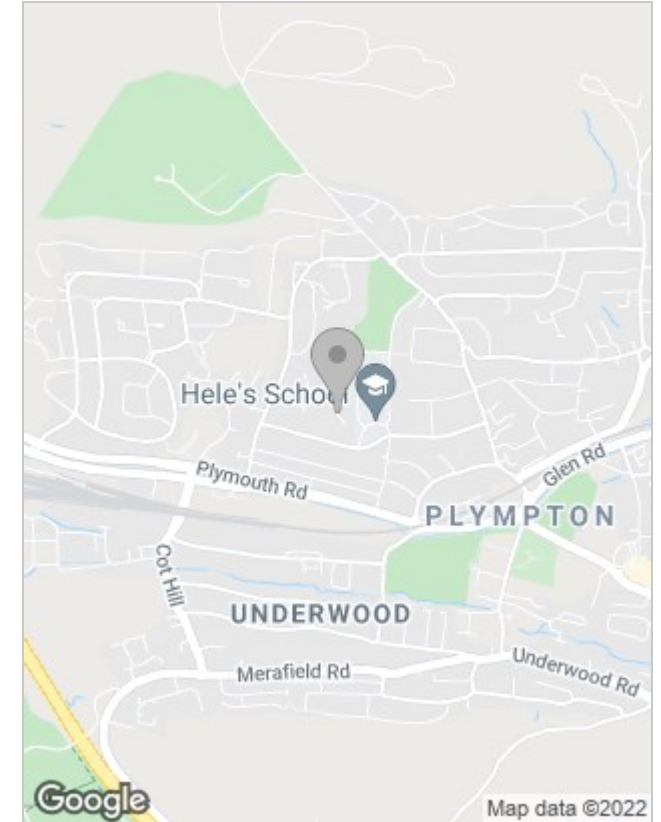




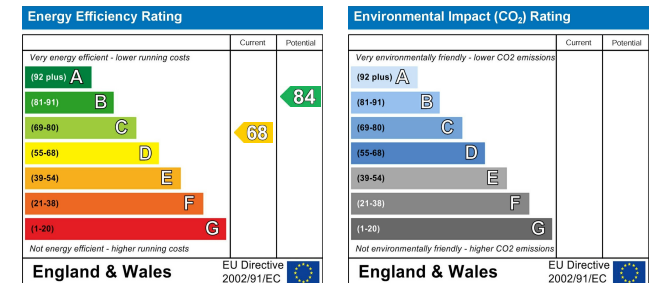
## Floor Plans



## 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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