



SELL • LET • MANAGE

Cedarcroft Road, Plymouth, PL2 3JX  
Offers Over £250,000 Freehold

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# Cedarcroft Road

## Plymouth, PL2 3JX

- Semi Detached Family Home
- Two Reception Rooms
- Two Bathrooms
- Flexible Accommodation
- No Onward Chain
- Three Bedrooms
- Beacon Park Location
- Planning Permission Granted Extension
- Enclosed Paved Rear Garden
- Council Tax Band B

### DOUBLE FLOOR EXTENSION PLANNING PERMISSION GRANTED

DC Lane are delighted to present this spacious semi detached family home, ideally located in the sought after Beacon Park area, close to excellent schooling, local amenities and within walking distance to the green expanse of Central Park.

The property is entered via a welcoming hallway leading to a comfortable lounge, a spacious second reception room is a versatile space that could be used as a dining room or fourth bedroom and the kitchen offers an abundance of fitted cabinets, space for a table and chairs and direct access to the rear garden. A ground floor bathroom completes the accommodation on this level.

To the first floor, the master bedroom benefits from a recess that would be perfect for fitted wardrobes and the second double bedroom has access to a third bedroom, ideal for use as a dressing room or nursery served by a second bathroom.

Externally, the enclosed rear garden is fully paved, providing a low maintenance outdoor space with useful side access leading to the front of the property.

The home is being sold with granted planning permission for alterations to form a larger kitchen/diner and upstairs to form a larger bedroom offering the opportunity to create a superb, larger family residence. Offered with no onward chain, this property is perfectly suited to families seeking spacious accommodation in a prime location close to excellent schools and a viewing is highly recommended.



### Ground Floor

Lounge 10'11" x 11'5" (3.34 x 3.48)

Dining Room 11'5" x 11'2" (3.50 x 3.41)

Kitchen/Breakfast Room  
12'8" x 15'5" (3.87 x 4.70)

Bathroom 7'8" x 5'9" (2.36 x 1.76)

### First Floor

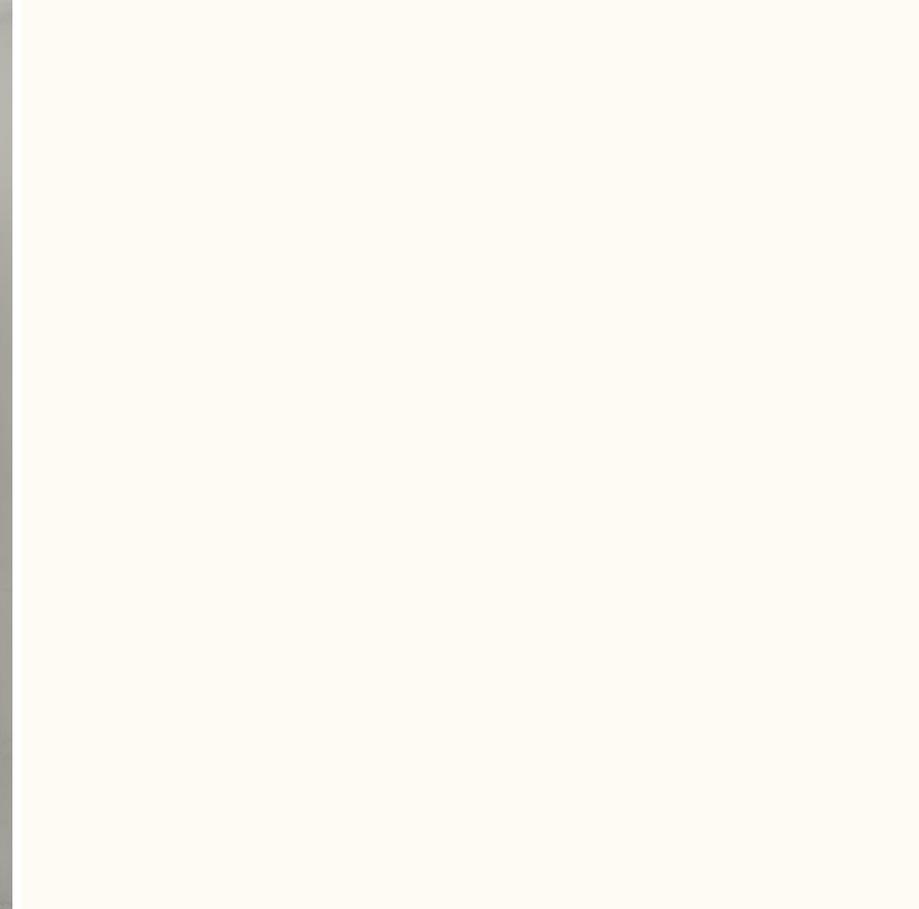
Bedroom One 8'2" x 11'2" (2.49 x 3.41)

Bedroom Two 7'6" x 11'5" (2.29 x 3.48)

Bedroom Three 6'10" x 11'5" (2.10 x 3.48)

Bathroom 6'3" x 7'7" (1.91 x 2.33)

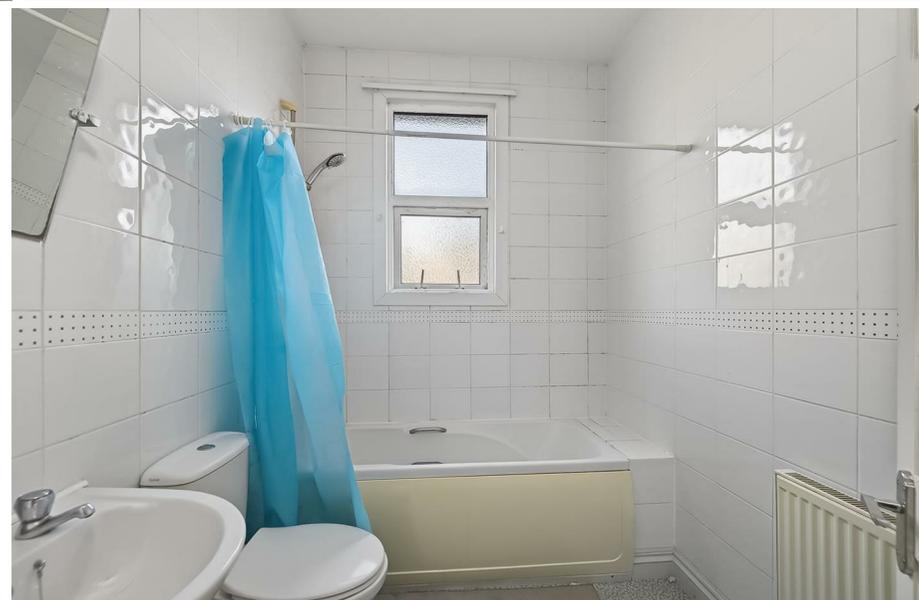




## Directions

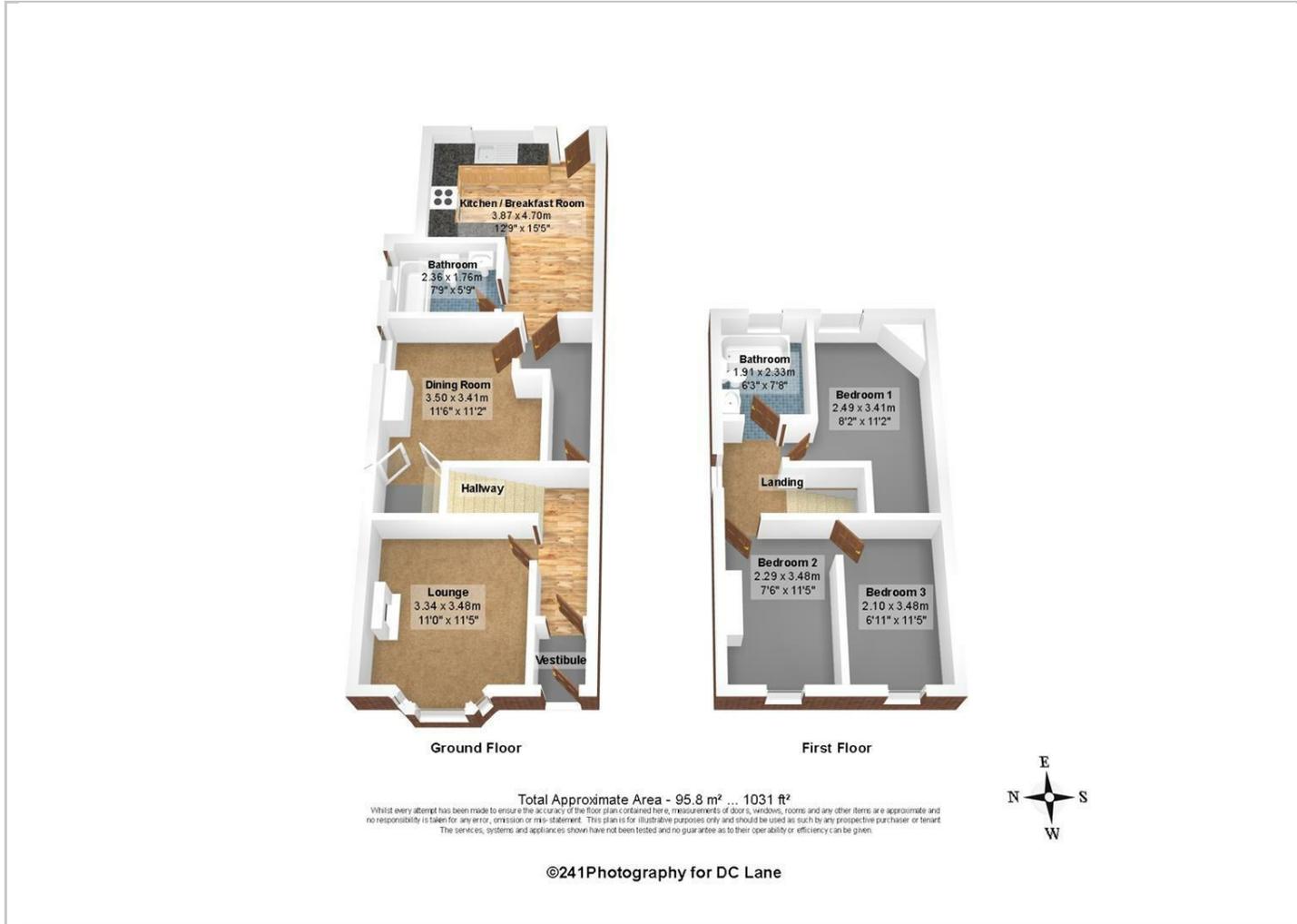
From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road to Ham Dr (0.6 mi) Take Langstone Rd and Beacon Park Rd to Cedarcroft Rd (0.6 mi) and the property can be found on the left.

**Council Tax Band: B**





## Floor Plans



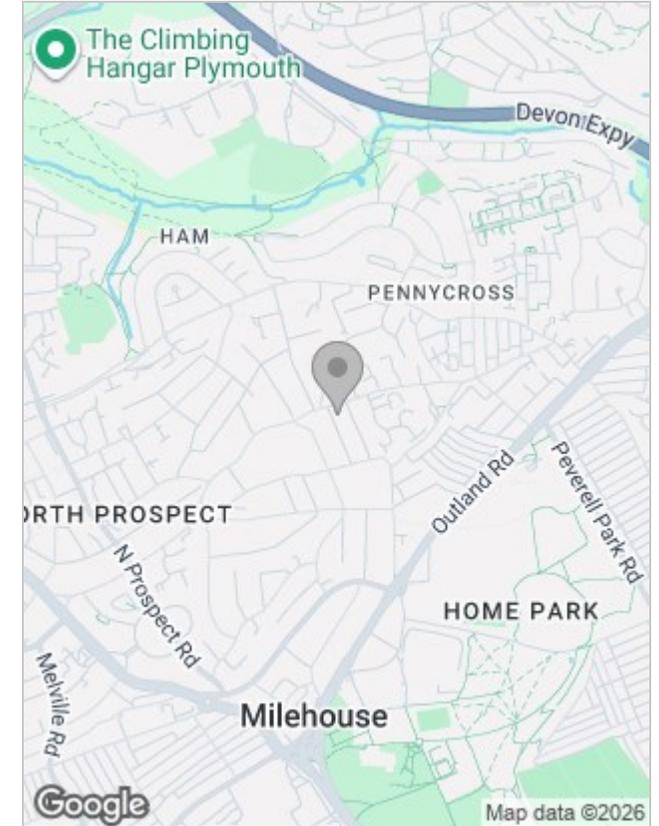
## Viewing

Please contact our DC Lane 2 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

