

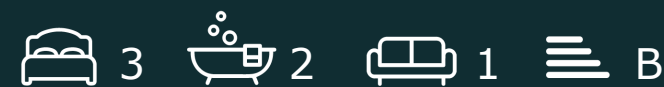
DC  
LANE

SELL • LET • MANAGE



Wesley Place, Plymouth, PL3 4RF

Offers over £300,000 Freehold









# Wesley Place

Plymouth, PL3 4RF

- Modern Semi Detached Family Home
- Three Double Bedrooms
- Secure Gated Development
- Delightful Rear Garden
- 5 Years NHBC Warranty Remaining
- Sought After Peverell Location
- Integral Garage & Private Drive
- Spacious Accommodation
- Immaculately Presented
- No Onward Chain

DC Lane are thrilled to showcase this superb modern semi detached family home set at the end of a cul-de-sac within the highly sought after area of Peverell and within easy reach of excellent schooling, local amenities, City Centre and the A38.

This immaculately presented property has been thoughtfully designed and offers luxurious living throughout. Entrance via secure electric gates open onto the brick paved driveway providing parking, access to the integral garage and side gate for garden access. Offering ideal family living space, this lovely property comprises of entrance hallway, useful cloakroom/wc, a light and airy living room with French doors to the garden, dual aspect modern kitchen/diner with an abundance of units and integrated appliances. Stairs rise to the first floor with three double bedrooms, master boasting fitted wardrobes and en-suite shower room, whereby the second bedroom also affords built in wardrobes and the third bedroom a sprinkling of sparkle! The well appointed bathroom boasts two storage cupboards and Velux window bathing the room in natural light.

Our seller has lovingly created a charming rear garden with raised beds fully stocked with mature shrubs and flowers and low maintenance artificial grass – a lovely space to relax or entertain. External attributes also include ample parking and garage with power and light.

With 5 years remaining of the NHBC Warranty and no onward chain living in this tastefully presented home can only be titled the epitome of modern family living. A viewing is highly recommended - a delightful home in an enviable location.



Offers over £300,000



## Ground Floor

Living Room 15'10" x 11'6" (4.84 x 3.52)

Kitchen/Diner 8'10" x 15'2" (2.70 x 4.64)

Cloakroom/WC

## First Floor

Bedroom One 11'11" x 10'7" (3.65 x 3.24)

En-Suite 5'9" x 5'1" (1.76 x 1.55)

Bedroom Two 11'11" x 11'6" (3.65 x 3.52)

Bedroom Three 9'2" x 11'6" (2.80 x 3.52)

Bathroom 6'0" x 8'4" (1.85 x 2.55)

External

Garage 8'5" x 17'10" (2.58 x 5.44)



## Directions

From Mutley Plain take Hyde Park Rd and after the shopping parade turn right into Wesley Place, the gated property can be found at the top of the road.

**Council Tax Band:**

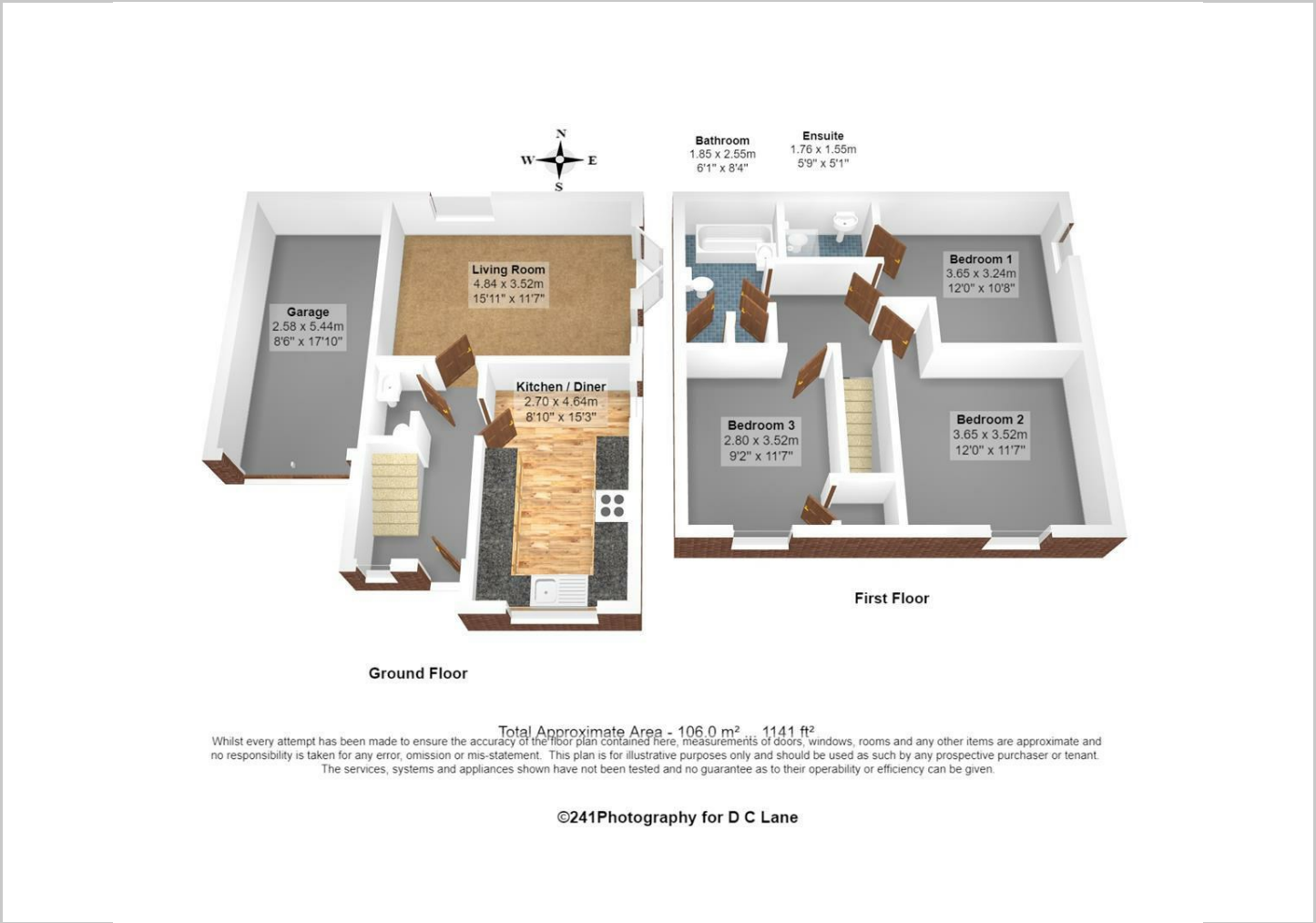








Floor Plans

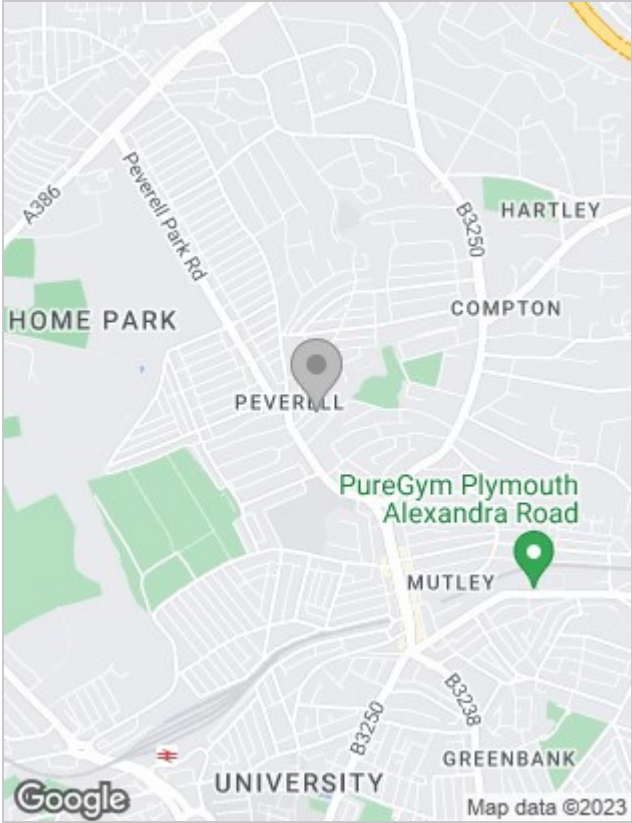


Viewing

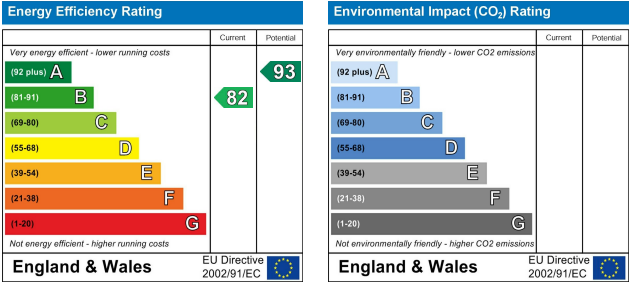
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

Location Map



Energy Performance Graph



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