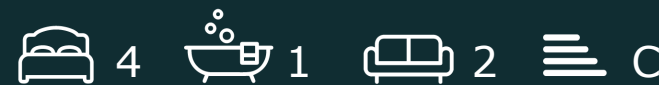


DC  
LANE

SELL • LET • MANAGE

Lyndhurst Road, Plymouth, PL2 3DJ

Offers Over £425,000 Freehold





Offers Over £425,000

# Lyndhurst Road

Plymouth, PL2 3DJ

- Stunning Semi Detached Family Home
- Peverell/Milehouse Location
- High Specification Kitchen
- Driveway For Two Vehicles
- Exceptional Lifestyle Appeal
- Four Bedrooms
- Sweeping Open Plan Extension
- Zoned Garden With Terraces & Lawn
- Substantial Plot
- Council Tax Band C

UNEXPECTEDLY BACK TO THE MARKET

DC Lane are thrilled to showcase this exceptional re-modelled semi detached family home thoughtfully extended to create stunning open plan living with a true "wow" factor. Perfectly balancing style and practicality, it offers an aspirational lifestyle both inside and out. Set on a substantial plot located on the border of Peverell and Milehouse, the property is positioned with easy access to the A38 and City Centre, well placed for excellent schooling and moments from the green expanse of Central Park.

A smart block brick driveway provides parking for two vehicles sets the tone for the quality that continues throughout. The welcoming hallway leads to the lounge featuring a bespoke media wall with shelving and space for a large television providing an inviting setting for relaxing evenings. The breathtaking open plan extension is filled with light and finished with solid oak flooring. Boasting a high spec kitchen with integrated appliances, quartz topped island (perfect for perching with a cocktail) and a pull out larder the supersized layout easily accommodates a statement dining table and generous lounging area. Velux windows and impressive 5 metre triple glazed bi-fold doors seamlessly connect indoors to outdoors for true year round entertaining. Upstairs offers four bedrooms (three doubles and a single) serviced by a stylish shower room and a loft with pull down ladder provides additional storage potential.

Designed for hosting and relaxation, the statement garden is zoned for multiple uses. A porcelain tiled terrace leads to a sunken terrace where the current owners enjoy a heated pool with further lounging space. A lawned area completes the garden alongside a composite clad external shed ideal as storage, home office, gym or even a garden bar!

Boasting a show stopping open plan extension, elegant interiors and a garden designed for entertaining, this property offers more than just a home ... it promises a lifestyle.



## Ground Floor

Lounge	12'0" x 13'11" (3.67 x 4.26)
Open Plan Kitchen	18'6" x 13'4" (5.65 x 4.07)
Open Plan Living/Dining	17'1" x 13'5" (5.22 x 4.09)

## First Floor

Bedroom One	11'3" x 13'0" (3.44 x 3.97)
Bedroom Two	10'8" x 11'5" (3.26 x 3.48)
Bedroom Three	7'9" x 11'4" (2.37 x 3.47)
Bedroom Four	7'2" x 8'1" (2.20 x 2.47)
Shower Room	7'2" x 4'11" (2.20 x 1.52)





## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road,. Turn left onto Outland Rd/A386 0.4 mi Keep left to continue on Segrave Rd 308 ft Turn right onto Outland Rd/A386 164 ft Turn left onto Lyndhurst Rd and the property can be found on the left.

**Council Tax Band: C**

## Scan for Material Information

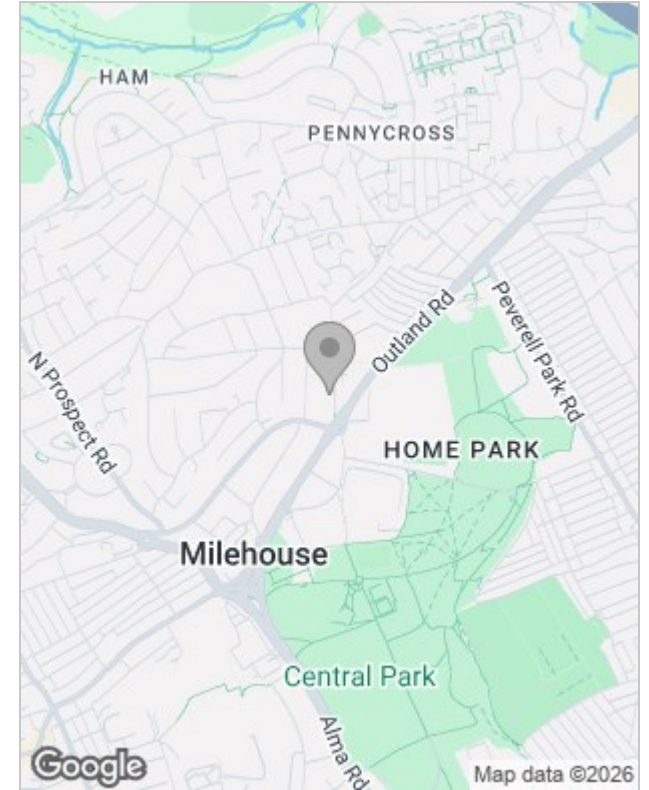




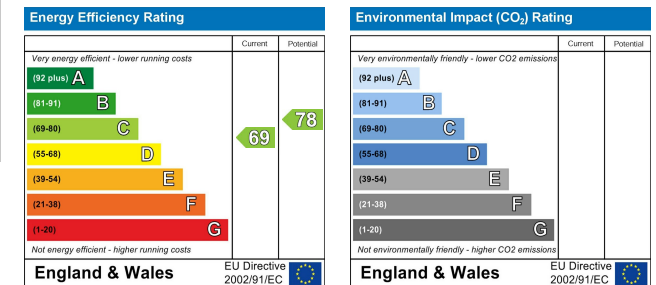
## Floor Plans



## 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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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