



Trelorin Gardens, Plymouth, PL3 4QD
£465,000 Freehold

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Trelorrin Gardens

Plymouth, PL3 4QD

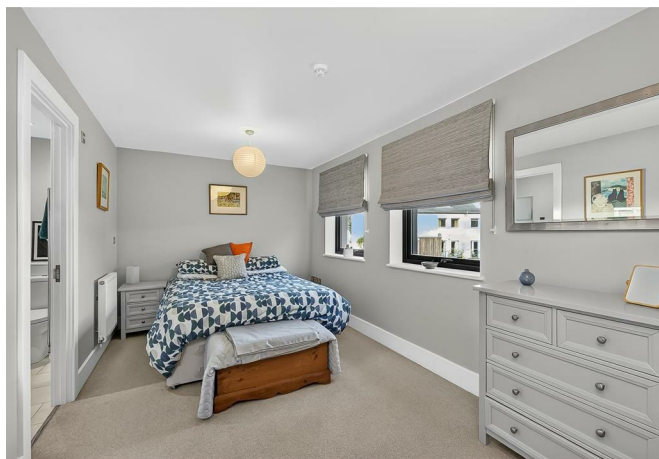
- End Terrace Family Townhouse
- Three Reception Rooms
- Arranged Over Four Storeys
- Flexible & Versatile Accommodation
- Rear South Facing Garden
- Four/Five Bedrooms
- Mannamead Location
- Elegant Presentation
- Balcony & Juliette Balconies
- Council Tax Band E

Gracefully positioned on the edge of well maintained communal grounds and bordered by sweeping parkland, this exceptional end terrace townhouse in Mannamead offers elegant, flexible family living arranged over four impressive floors. Immaculately presented and thoughtfully designed, the property combines refined style with a remarkable sense of space, light and tranquillity.

The ground floor features a flexible family room or fifth bedroom, a sitting room/home gym/office with utility cupboard providing access to the private low maintenance garden and a cloakroom/WC. The first floor reveals an inviting lounge elegantly appointed and opening onto a charming balcony, providing a sophisticated space for relaxation and showcasing statement furnishings. Double doors lead through to the well appointed kitchen/breakfast room with quality cabinetry and a Juliette balcony framing picturesque views stretching across to Mount Edgumbe in Cornwall. The generous primary bedroom benefits from built in wardrobes and a beautifully finished en suite shower room. A further double bedroom enjoys its own Juliette balcony, while the additional single bedroom makes an ideal home office or nursery, both rooms boasting far reaching elevated views and serviced by a luxurious family bathroom with high quality fittings. The top floor is dedicated to a superb loft room spanning the full footprint of the property. Recently fitted dormer windows, this remarkable space offers incredible panoramic views and endless possibilities, studio, hobby room or luxury home workspace.

The rear garden is attractively paved for ease of maintenance and designed to offer a peaceful, private outdoor sanctuary with side access leading directly to the front of the property,

Within close proximity to Hyde Park shops, excellent schooling and the expansive green surroundings, this property stands as a rare opportunity to acquire a home of such exceptional presentation, superb flexibility and breathtaking outlooks.



£465,000



Ground Floor

Living/Family Room 40'0" x 63'11" (12.2 x 19.5)

Sitting Room 53'1" x 32'5" (16.2 x 9.9)

Cloakroom/WC 9'6" x 20'0" (2.9 x 6.1)

First Floor

Lounge 62'11" x 77'1" (19.2 x 23.5)

Balcony 35'9" x 9'6" (10.9 x 2.9)

Kitchen 35'9" x 29'10" (10.9 x 9.10)

Dining Area 27'6" x 29'10" (8.4 x 9.10)

Second Floor

Primary Bedroom 55'9" x 29'2" (17.0 x 8.9)

En Suite 38'8" x 9'10" (11.8 x 3.0)

Bedroom Three 40'0" x 35'1" (12.2 x 10.7)



Bedroom Four	32'1" x 22'3" (9.8 x 6.8)
Third Floor	
Bedroom Two	52'1" x 87'7" (15.9 x 26.7)
Hallway	12'1" x 10'2" (3.7 x 3.1)

Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell, Continue straight onto Weston Park Rd 0.8 Turn right onto Elim Terrace 0.8 Continue onto Hawkers Ln 0.9 Turn right onto Trelorin Gardens and the property can be found on the right.

Scan for Material Information



Council Tax Band: E





Floor Plans



Viewing

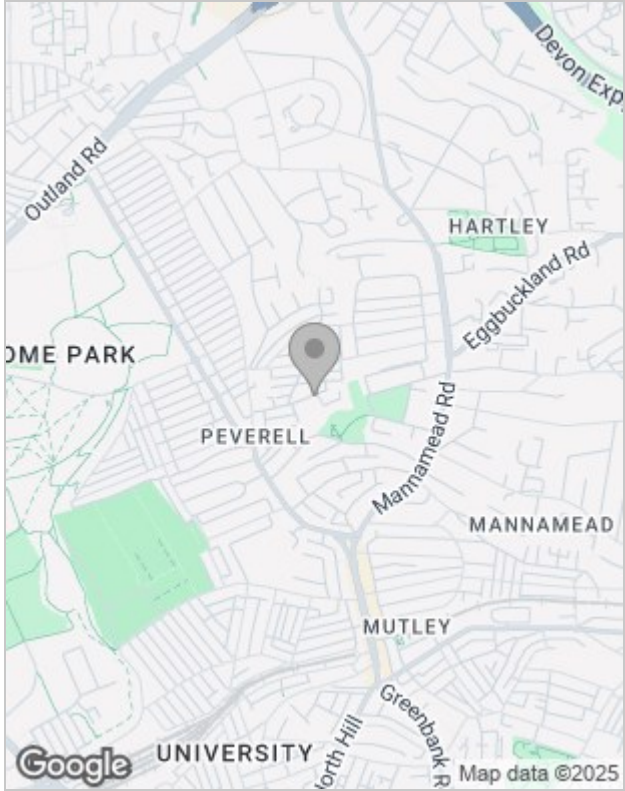
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

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.

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

Location Map



Energy Performance Graph

