

DC  
LANE

SELL • LET • MANAGE



Chapel Way, Plymouth, PL3 5EF  
£325,000 Freehold

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£325,000

# Chapel Way

## Plymouth, PL3 5EF

- Semi Detached Family Home
- Two Reception Rooms
- Wood Burning Stove
- Well Appointed Kitchen
- Delightful Rear Garden
- Three Bedrooms
- Lower Compton Village
- Exquisitely Presented
- Driveway
- Council Tax Band C

DC Lane are thrilled to showcase this exceptional semi detached family home tucked away in the heart of Lower Compton Village with easy access to local amenities, transport links and the City Centre. The property is exquisitely decorated and immaculately presented throughout, effortlessly blending contemporary style with warmth and character.

A welcoming entrance hallway sets the tone leading into a beautifully appointed living room featuring a modern woodburning stove, elegant window shutters and Karndean wood flooring that features throughout the ground floor. Glazed pocket doors allow natural light to flood through, seamlessly opening into a spacious dining room with ample space for a statement dining table. Bespoke cabinetry provides stylish storage and display shelving, while sliding doors create a perfect connection to the rear garden.

The well appointed contemporary kitchen is both sleek and functional, with integrated appliances discreetly concealed behind high quality cabinetry, creating a clean and refined finish.

To the first floor, the principal bedroom benefits from window shutters, alongside a further double bedroom and a well proportioned single bedroom. These are served by a modern family bathroom, complete with a shower over the bath and tasteful finishes.

Externally, the rear garden is thoughtfully arranged over two levels, with a brick paved lower terrace ideal for entertaining and steps leading to an upper level laid with decorative stone. A useful storage shed sits to the side of the property, featuring dual aspect doors and access through to the front. The front garden is brick-paved, providing valuable off street parking.

This remarkable home truly oozes quality, offering stylish living in a sought after village location. A viewing is highly recommended.



### Ground Floor

Lounge	11'3" x 13'10" (3.44 x 4.24)
Dining Room	17'7" x 10'7" (5.36 x 3.25)
Kitchen	8'11" x 9'3" (2.72 x 2.83)
<b>First Floor</b>	
Bedroom One	11'2" x 13'9" (3.42 x 4.21)
Bedroom Two	9'4" x 10'9" (2.85 x 3.28)
Bedroom Three	7'8" x 7'7" (2.35 x 2.32)
Bathroom	5'10" x 5'10" (1.79 x 1.80)





## Directions

From the office Turn right onto Mannamead Rd/B3250 0.3 mi Turn right onto Compton Park Rd 0.3 mi Continue onto Lower Compton Rd 0.1 mi and Turn left onto Priory Rd 0.5 Turn left onto Chapel Way and the property can be found on the right.

## Scan for Material Information

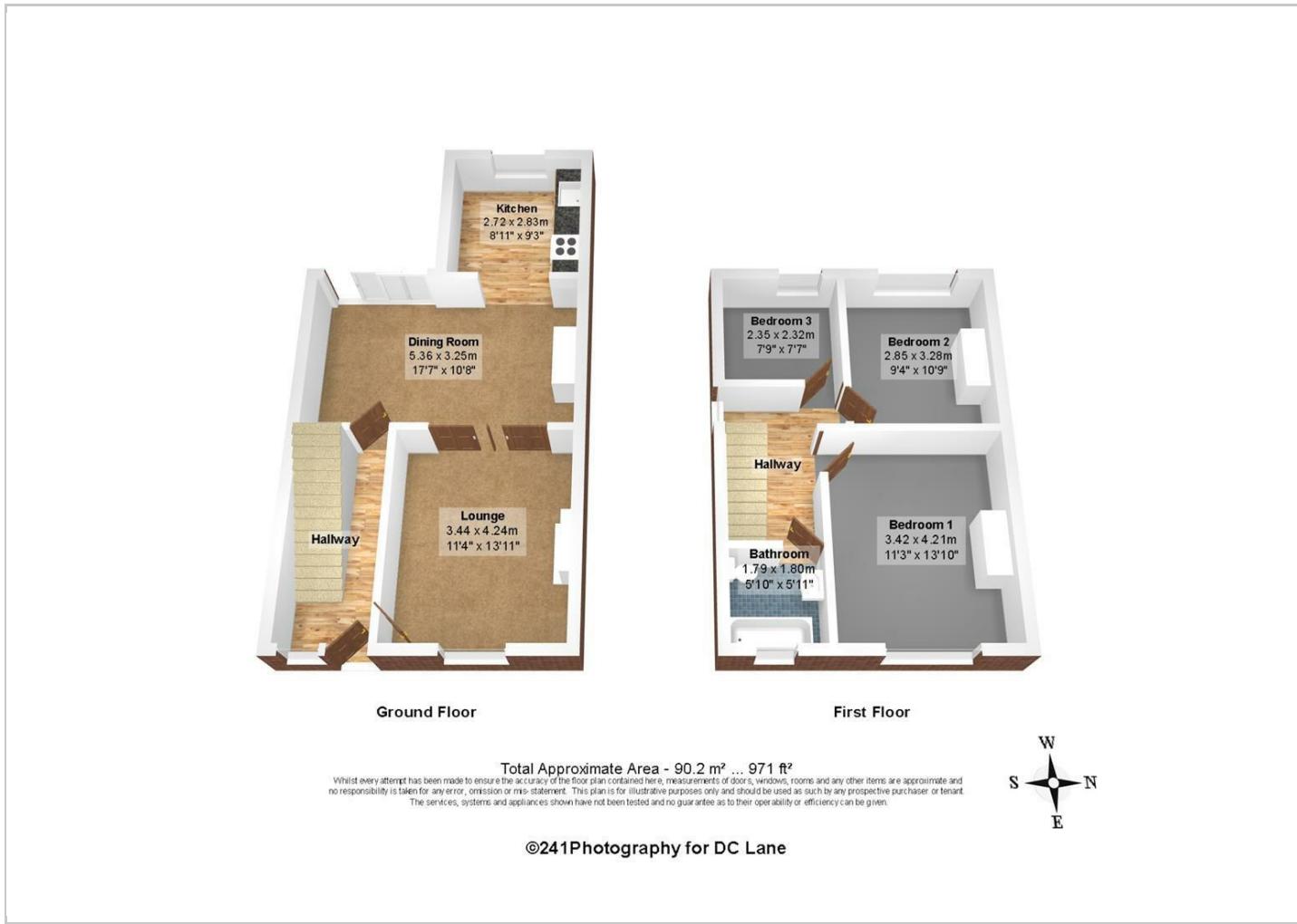


## Council Tax Band: C

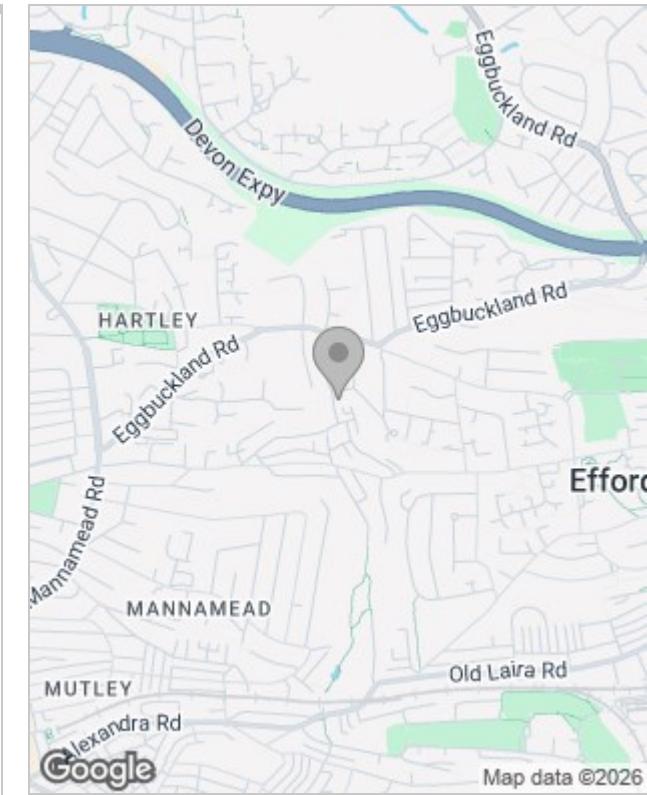




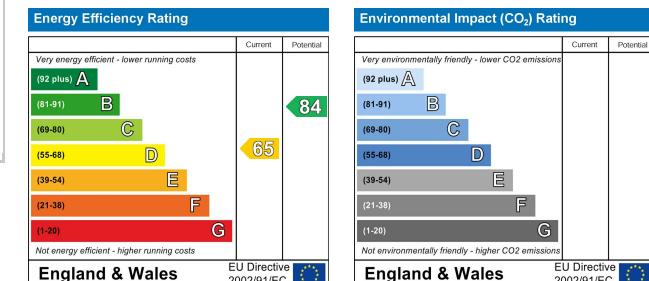
## Floor Plans



## 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.