



**DC**  
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Lopes Road, Plymouth, PL2 3DZ  
Asking Price £400,000 Freehold

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# Lopes Road

## Plymouth, PL2 3DZ

- Curated Renovated Semi Detached Family Home
- Beacon Park Location
- Top Quality Kitchen
- Cosy Lounge With Open fireplace
- Shared Driveway
- Three Bedrooms
- Expansive Open Plan Kitchen Diner
- Expansive Garden
- Substantial Plot
- Council Tax Band C

DC Lane are thrilled to showcase this one-of-a-kind, exceptionally remodelled semi-detached 1930s 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 in the popular Beacon Park area, the property enjoys easy access to the A38 and City Centre, is well placed for excellent schooling, and sits moments from the green expanse of Central Park.

The house stands tall, catching every ray of sunlight pouring in throughout. A shared driveway provides parking for a vehicle, with a path leading to the side garden gate. The welcoming hallway leads through to the lounge, featuring a centrepiece open fireplace, creating an inviting setting for relaxing winter evenings. The breathtaking open plan extension forms the true heart of the home.

The current owners have spared no expense, installing superb quality Howdens kitchen units finished with beautiful Carrara quartz top. Integrated Smeg appliances throughout with a granite sink. The island hosts the cooking hob, creating the perfect spot for guests to sit on stools, relax and enjoy a glass of their favourite tippie whilst entertaining. A striking architectural roof lantern crowns the dining area creating a bright and inviting space. The generous layout easily accommodates a statement dining table, while bifold window doors seamlessly connect indoors and out for year round enjoyment. A cosy snug area completes the ground floor accommodation.

Plumbing has already been installed beneath the stairs, offering the option to add a downstairs WC.

Upstairs offers three bedrooms (two generous doubles and a single) serviced by a stylish family bathroom with separate bath and shower.

The rear garden is divided into a paved area for al fresco dining and an expansive, sunny lawn.

A jaw dropping open plan extension, elegant interior and expansive garden - A Masterpiece.



### Ground Floor

Lounge 12'3" x 12'9" (3.75 x 3.90)

Kitchen/Diner 16'4" x 28'7" (4.98 x 8.72)

### First Floor

Bedroom 1 11'8" x 12'9" (3.56 x 3.89)

Bedroom 2 3.55 x 3.88

Bedroom 3 6'8" x 7'10" (2.04 x 2.41)

Bathroom 6'8" x 9'0" (2.05 x 2.75)





## Directions

Head south on Mutley Plain Turn right onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 mi At the roundabout, take the 4th exit onto Alma Rd/A386 Continue to follow A386 0.7 mi Keep right to continue on Outland Rd/A386 0.4 mi Turn left onto Segrave Rd 0.1 mi Turn right onto Lopes Rd and the property can be found on the left.

**Council Tax Band: C**

## Scan for Material Information

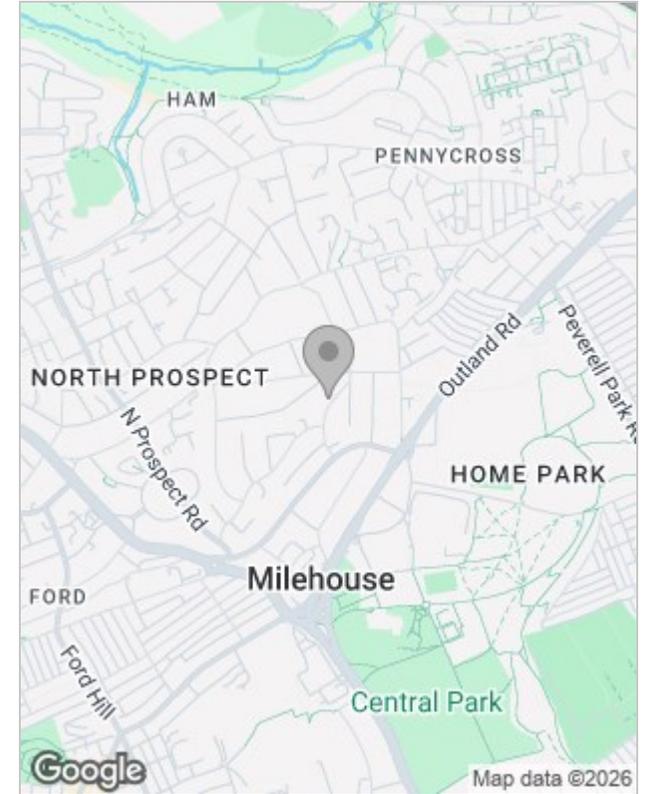




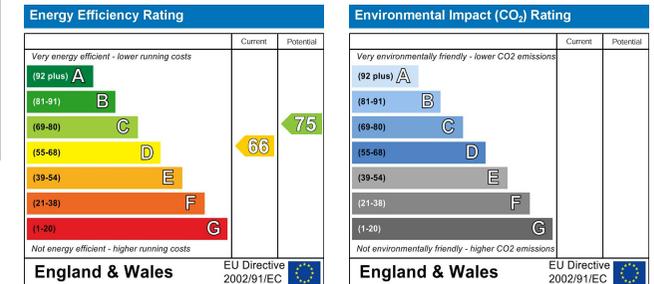
## Floor Plans



## 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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