

DC LANE

SELL • LET • MANAGE

The Birches, Plymouth, PL6 7LP

Offers Over £400,000 Freehold

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The Birches

Plymouth, PL6 7LP

Offers Over £400,000



- Detached Family Home
- Popular Glenholt Location
- Solar Panels
- Double Driveway
- No Onward Chain
- Four Bedrooms
- Cul De Sac
- Conservatory
- Generous Garden & Wooded Area
- Council Tax Band E

DC Lane are delighted to present to the market this delightful detached four double bedroom family residence in the highly sought after location of Glenholt on the northern fringes of Plymouth. The property is ideally located for excellent local schooling, close proximity to Derriford Hospital, Superstore and Dartmoor National Park. Tucked away in a peaceful and highly sought after cul-de-sac the property offers generous living space and an exceptional garden ideal for family living.

Entry into the porch leads to the hallway where elegant double doors open into a generous lounge featuring an attractive focal fireplace. The lounge flows through to the separate dining room, with both reception rooms offering plenty of space for substantial furnishings. Sliding doors lead from the dining room into the conservatory, a lovely additional living space enjoying delightful views across the garden and providing the perfect spot to sit back and enjoy the surroundings. The well appointed kitchen has ample cabinets and a separate utility room with garden access and downstairs WC complete the ground floor. Upstairs, there are four bedrooms the principal bedroom benefits from its own en suite shower room, with a further family bathroom serving the remaining bedrooms.

Externally a double width private driveway provides ample parking and leads to the integral garage. However, it is the wonderful rear garden that really sets this home apart. Generous in size and wonderfully individual, the garden offers plenty of space for children to play, summer gatherings and simply enjoying the outdoors. A particularly special feature is the established wooded area, which backs directly onto the beautiful Plymbridge Woods, creating a peaceful, private setting with woodland walks quite literally on your doorstep.

The property also benefits from solar panels, adding an attractive practical advantage to this already appealing home.

With no onward chain a viewing is highly recommended





Ground Floor	
Lounge	11'6" x 16'9" (3.52 x 5.11)
Dining Room	10'3" x 13'3" (3.13 x 4.05)
Conservatory	9'3" x 9'3" (2.82 x 2.82)
Kitchen	8'9" x 9'9" (2.69 x 2.98)
Utility Room	7'9" x 8'3" (2.37 x 2.54)
Porch	6'5" x 5'6" (1.98 x 1.70)
Garage	7'9" x 17'2" (2.37 x 5.25)
First Floor	
Bedroom One	10'1" x 13'1" (3.08 x 4.00)
En Suite Shower	9'1" x 4'1" (2.78 x 1.27)
Bedroom Two	9'1" x 12'2" (2.78 x 3.73)
Bedroom Three	8'11" x 8'0" (2.73 x 2.44)



Bedroom Four	7'11" x 7'6" (2.43 x 2.30)
Bathroom	5'8" x 6'7" (1.74 x 2.02)

Directions

From the office Turn left onto Hyde Park Rd and Continue straight onto Weston Park Rd for 0.7 mi Turn right onto Outland Rd/A386 and Keep right to continue on A386 for 1.1 mi. Keep left to continue on Tavistock Rd/A386. At Derriford Roundabout, take the 2nd exit and stay on Tavistock Rd/A386 for 1 mi. At the traffic lights turn right into Plymbridge Road and turn left into Turn left onto Glenfield Rd 0.3 mi Turn left onto The Birches and the property can be found on the left.

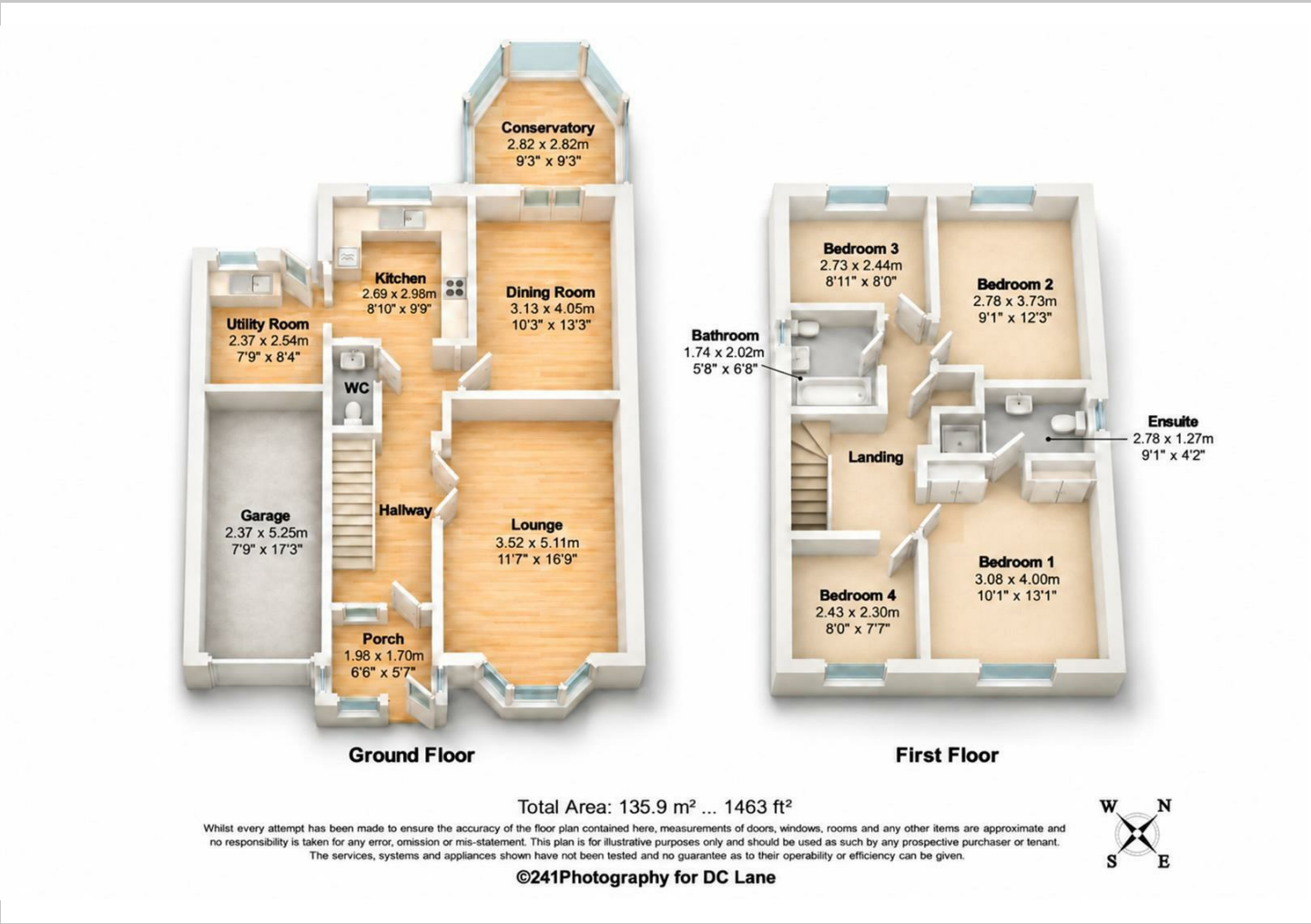
Council Tax Band: E

Scan for Material Information

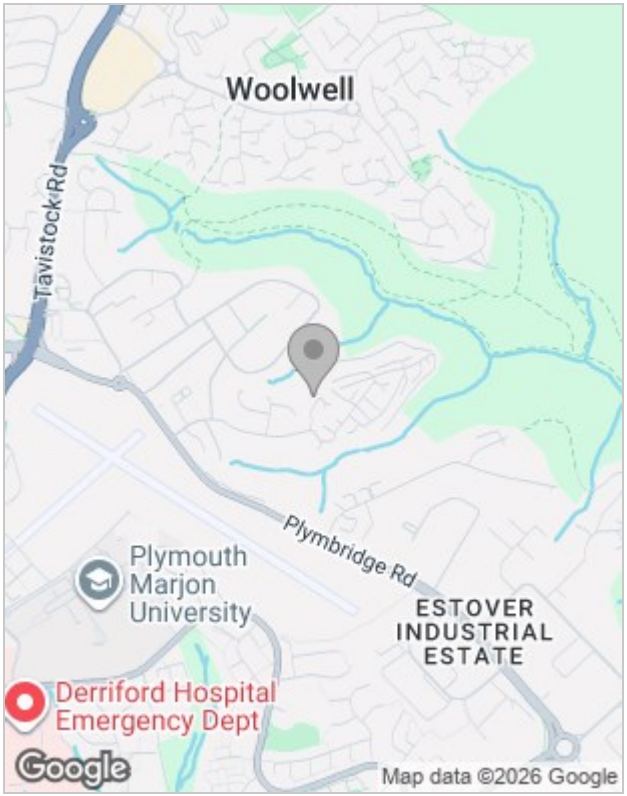




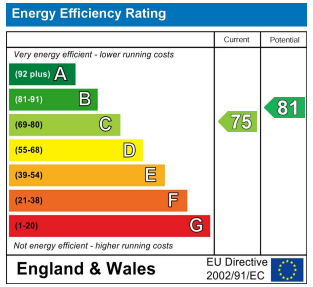
Floor Plans

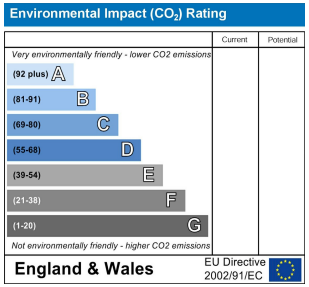


Location Map



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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