



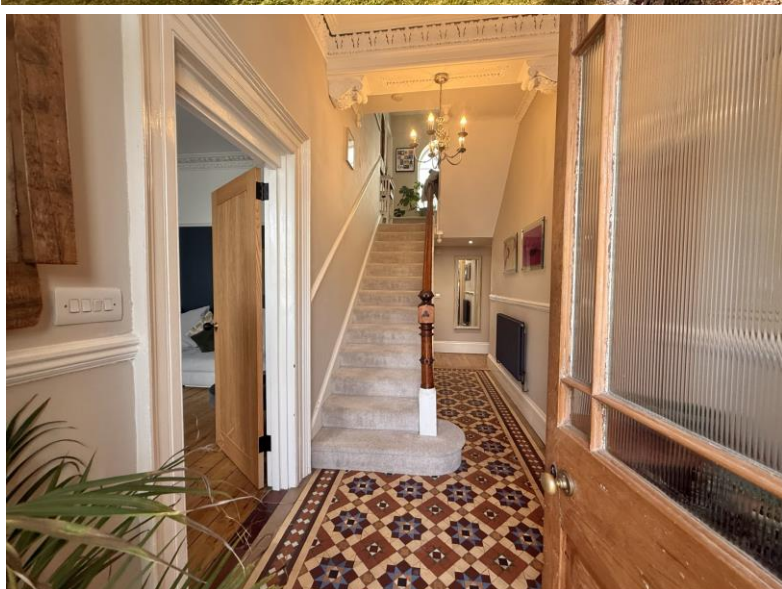
Falcon
fine

01752 600640

17 College Avenue

Mannanmead, Plymouth, PL4 7AL

£525,000





In Brief

Mid terraced Mannamead

Reception Rooms Living room & dining room

Bedrooms 4 Bedrooms

Heating Gas central heating

Area 1939 sq ft

Tenure Freehold

Parking On street Parking

Council Tax E

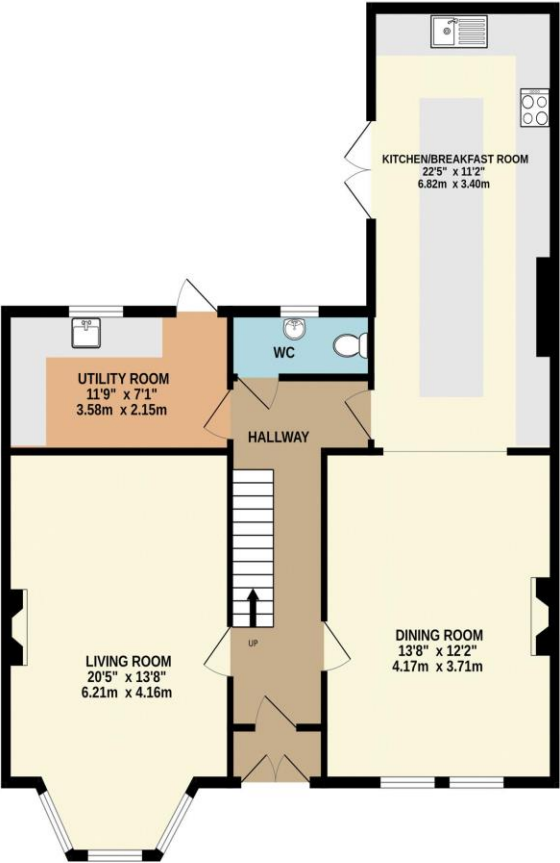
Description

Sumptuous Central Mid Terraced home with contemporary elegant and character features. Set in a prime central location, this absolutely gorgeous period mid-terraced property offers a rare blend of classic charm and high-end modern living. From its proportionately sized rooms to its impeccable finishes, every inch of this home is thoughtfully designed for both comfort and style. The property has a front south-facing private sun trap garden. While at the heart of the home lies a truly stunning private mid-courtyard, offering a peaceful secluded space ideal for alfresco dining or a quiet relaxing place. This beautiful courtyard is accessed from the most divine Kitchen - A real show stopper featuring sleek Quartz worktops and state-of-the-art integrated appliances including double ovens, an induction hob with overhead extractor, wine chiller, Full length fridge, under counter freezer, washing machine, and an elegant island with storage and concealed cabinetry, and a Quooker instant hot water / Filtered water tap. Pelmet lighting casts a warm glow over this high spec space, which flows seamlessly into an expansive open-plan reception room with a cosy log burner and sash windows that flood the room with natural light. Also on the ground floor is a well-equipped laundry/utility room and a stylish cloakroom, and a further spacious reception room. A feature hallway leads up to a split level landing where you will find a luxurious family bathroom complete with walk-in shower and free-standing bath, W/C, and contemporary wash hand basin. The first floor hosts a vast principal bedroom with a private En suite, while the top level offers two further spacious double bedrooms, plus an additional home as a home office or dressing room. With its elegant period features, modern luxury touches, and beautifully flowing layout, this centrally located home is truly a rare find-perfect for those seeking style, substance and sanctuary, in the heart of the city.

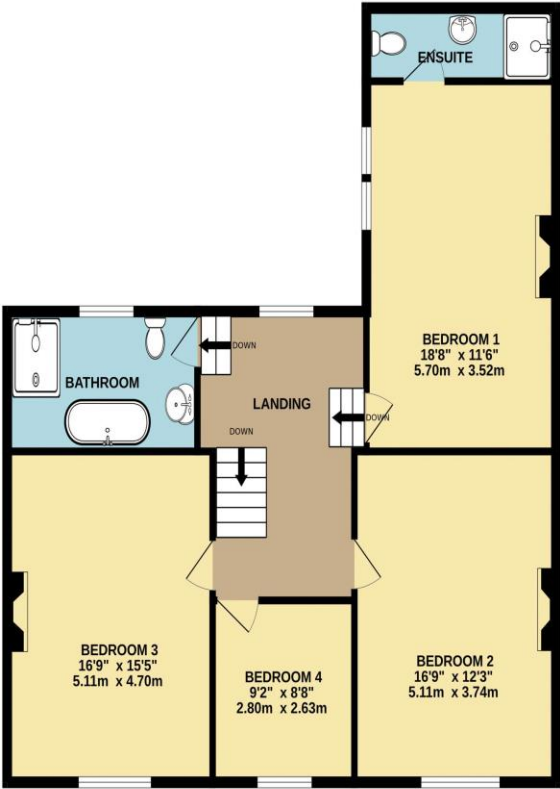
Need A Mortgage?

Floor Plans

GROUND FLOOR
980 sq.ft. (91.0 sq.m.) approx.

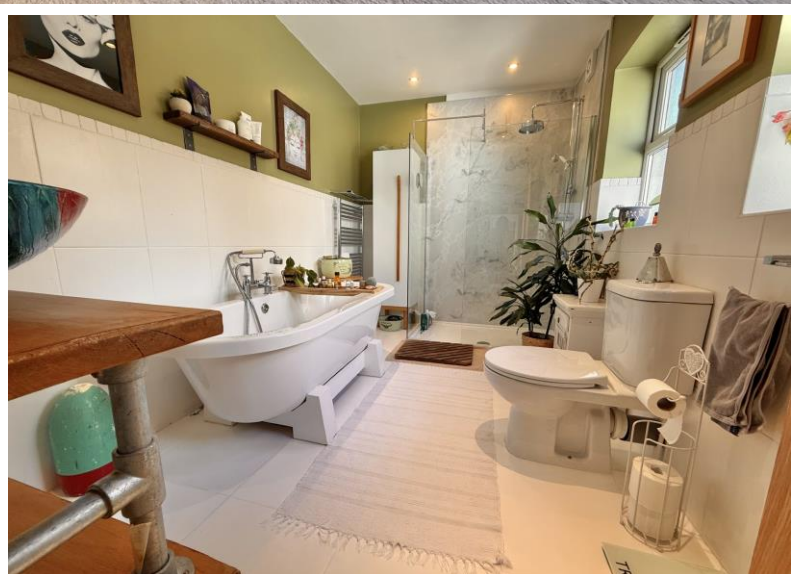


1ST FLOOR
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA : 1939 sq.ft. (180.1 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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