



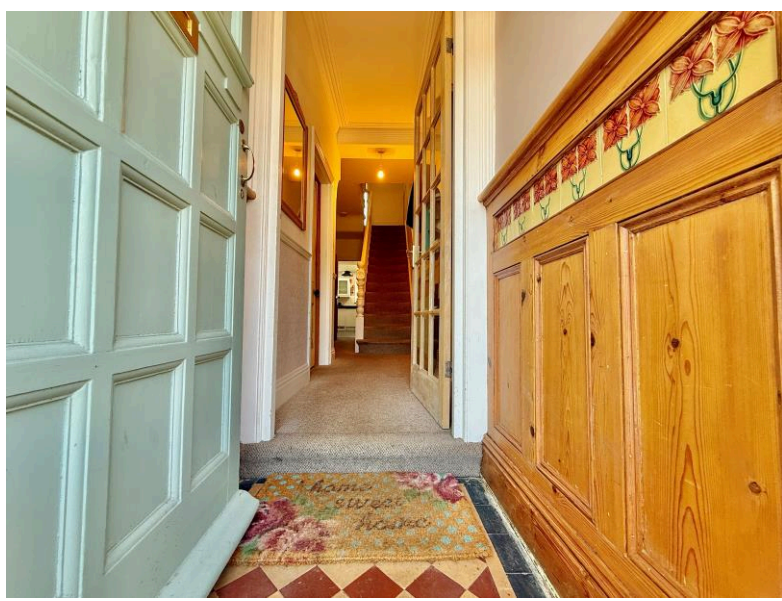
# Falcon

01752 600444

## 21 Endsleigh Park Road

Peverell, Plymouth, PL3 4NH

Offers in the Region Of £350,000





## In Brief

### Stylish Contemporary Living Meets Period Charm in This Stunning 3 Bed Home - 2 x ensuites!

<b>Reception Rooms</b>	fabulous living room with separate dining room		
<b>Bedrooms</b>	3 double bedrooms with two ensuites.		
<b>Heating</b>	Gas central heating		
<b>Area</b>	1565 sq ft	<b>Parking</b>	On street parking
<b>Tenure</b>	Freehold	<b>Council Tax</b>	C

## Description

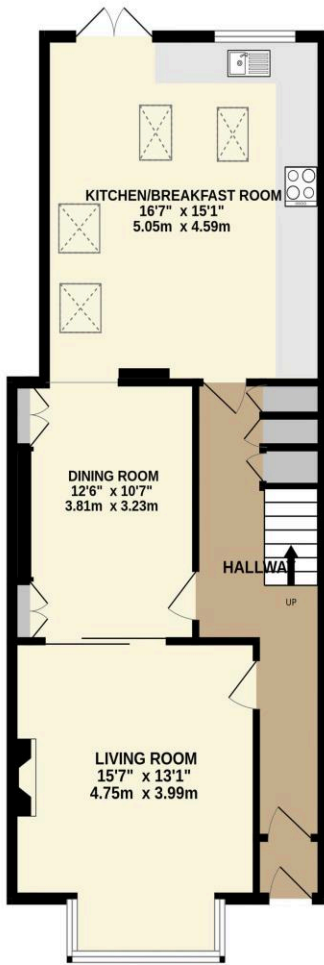
Quietly positioned in the middle of one of the ever-popular and characterful Peverell "Park Roads", this beautifully presented three double bed roomed period terraced family home effortlessly combines charm, style and modern living. From the moment you step into the entrance vestibule, with its attractive dado tiling and tiled floor, the property immediately sets the tone for the quality and character found throughout. The reception hallway leads into a stunning living room, featuring detailed ceiling mouldings and a period-style fireplace as a focal point. Sliding doors open through to a separate dining room, which retains original recessed cupboards within the chimney breast alcoves, adding both charm and practicality. To the rear of the property is the impressive kitchen/breakfast room extension — undoubtedly the heart of the home. Flooded with natural light from skylights above and enhanced by double doors opening out to the garden, this is a truly inviting space. The kitchen is fitted with a stylish contemporary range of units with integrated appliances, including an oven and hob, creating a perfect blend of form and function. On the first floor, to the rear, is a particularly spacious family bathroom, beautifully appointed with both a walk-in double shower and a bath — ideal for busy family life. There are also two generous double bedrooms on this level, with the principal bedroom to the front benefiting from its own ensuite shower room, a rare and highly desirable feature. A staircase rises to the attic level where you will find a superb third double bedroom, complete with a rear dormer and its own ensuite shower room, offering a private and versatile space ideal as a main suite or guest accommodation. The property further benefits from gas central heating and uPVC double glazing. Externally, the rear courtyard garden is a delightful, low-maintenance space, enclosed by original stone walling and enjoying a sunny aspect in the afternoon and evening. A pedestrian gate provides access to the service lane. Ideally positioned, the property is within easy reach of Plymouth's Central Park and the Life Centre, as well as the highly regarded Hyde Park Primary School and the wide range of amenities found on Mutley Plain. This is a wonderful opportunity to acquire a stylish and characterful home in one of Plymouth's most sought-after residential areas.

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# Floor Plans

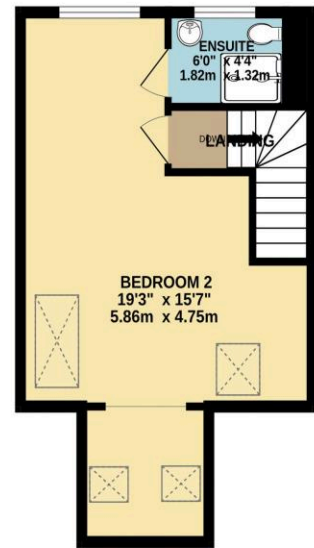
GROUND FLOOR



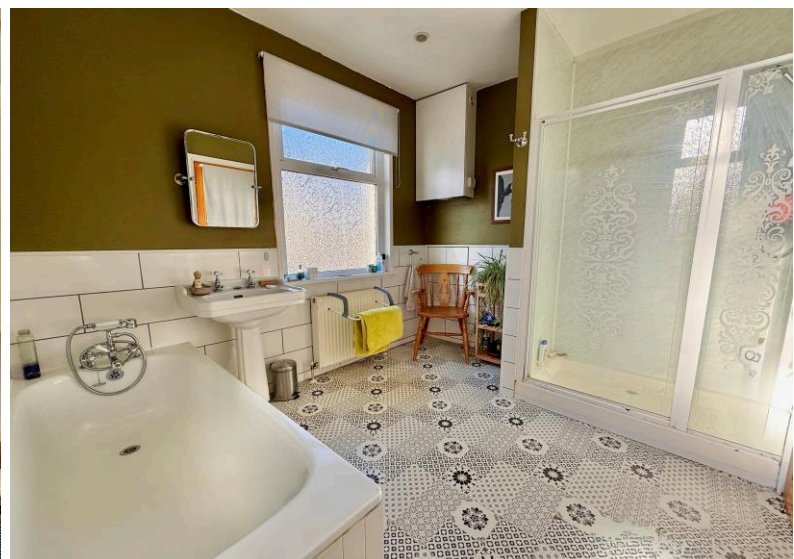
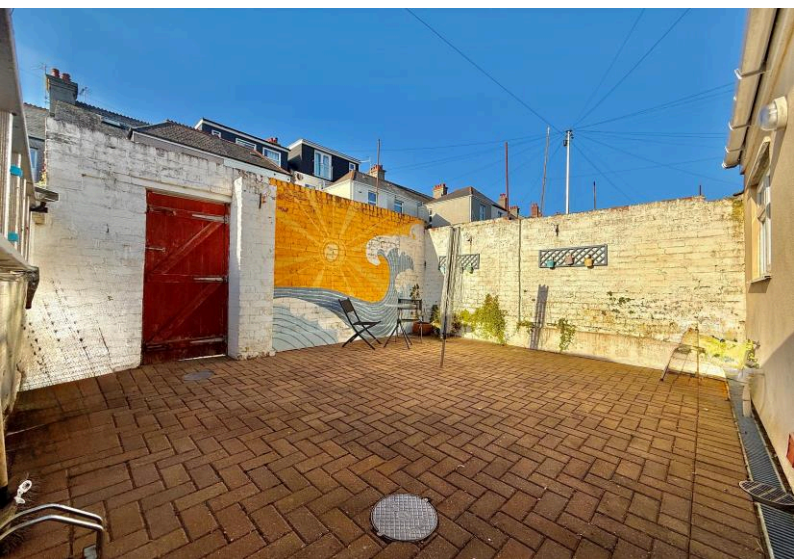
1ST FLOOR



2ND FLOOR

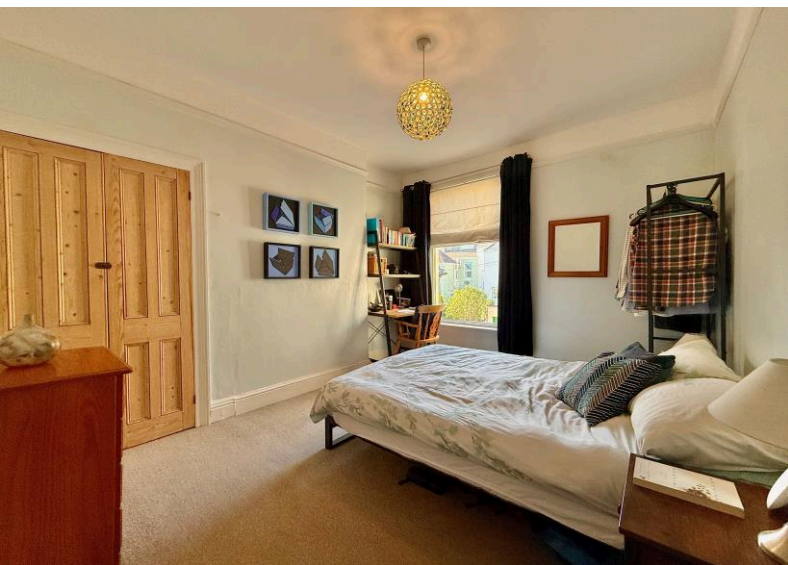


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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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