



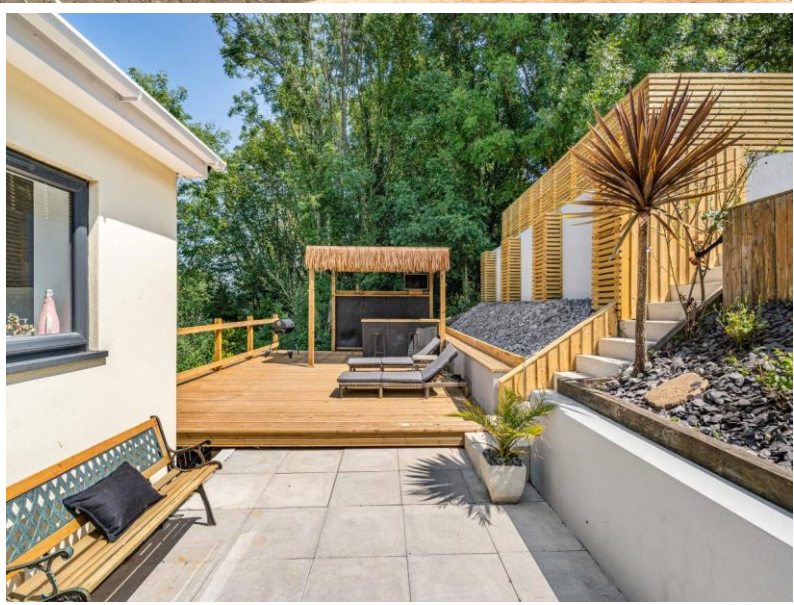
Falcon

01752 600444

28 Petersfield Close

Higher Compton, Plymouth, PL3 6QP

Guide Price £450,000 - £500,000





In Brief

Exceptional stylish detached Family Home, Views & Development Potential

Reception Rooms Large living room and kitchen / diner

Bedrooms 4 bedrooms

Parking Driveway plus double garage.

Heating Gas central heating

Council Tax F

Area 1921 sq ft

Tenure Freehold

Description

Tucked away at the end of a peaceful cul-de-sac in the highly desirable Higher Compton area, this outstanding detached residence enjoys an elevated position with far-reaching views towards Dartmoor. Designed and built by the current owners approximately eight years ago, the home has been finished to an exceptional standard throughout, offering beautifully appointed accommodation across four impressive floors. The property welcomes you with a driveway providing ample parking and access to the integral double garage, complemented by a versatile gym, home office or playroom. The first floor offers three generous double bedrooms and a luxurious family bathroom. The principal living space occupies the second floor and is truly the heart of the home. A stunning contemporary kitchen/dining room, complete with integrated appliances, opens seamlessly through bi-fold doors onto the sun-drenched south-facing garden, creating the perfect space for entertaining. The elegant sitting room enjoys spectacular open views towards Dartmoor, while a cloakroom completes the floor. Occupying the entire top floor, the magnificent principal bedroom provides a peaceful retreat, flooded with natural light from four Velux-style windows. Outside, the landscaped gardens have been thoughtfully designed for modern family living, featuring expansive decking, a patio terrace, covered bar area and additional raised seating areas. The substantial side garden offers exciting potential for a separate dwelling, subject to the necessary planning consents. A rare opportunity to acquire a bespoke home of outstanding quality in one of Plymouth's most sought-after residential locations, close to excellent schools, local amenities and superb transport links.

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Floor Plans

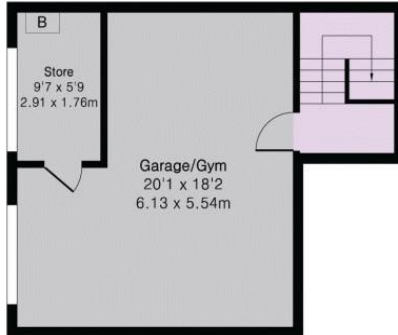
Approximate Gross Internal Area 1921 sq ft - 180 sq m (Including Garage)

Lower Ground Floor Area 428 sq ft – 40 sq m

Ground Floor Area 566 sq ft – 53 sq m

First Floor Area 566 sq ft – 53 sq m

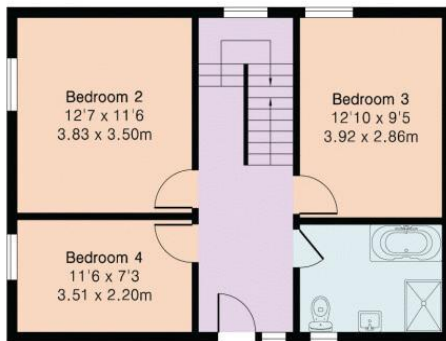
Second Floor Area 361 sq ft – 34 sq m



Lower Ground Floor



Second Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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