Falcon

01752 600444

# 22 Gifford Terrace Road

Peverell, Plymouth, PL3 4JE

## Offers in Excess of £375,000









## In Brief

**A substantial period home set over 3 floors with parking, games rooms, and a garden.**

| | |
|---|---|
| **Reception Rooms** | Living Room, Cinema Room, Games Room and Gym |
| **Bedrooms** | 4 Bedrooms |
| **Heating** | Gas Central Heating |
| **Area** | 1988 sq ft |
| **Tenure** | Freehold |
| **Parking** | Driveway for 2 cars |
| **Council Tax** | C |

## Description

An impressive and generously proportioned four-bedroom terrace house, arranged over three floors, offering a superb blend of period charm, spacious living accommodation and modern lifestyle amenities. The property boasts three bathrooms and an array of versatile leisure spaces, including a dedicated cinema room, games room and private gym, making it ideally suited to family living and entertaining. Further benefits include private off-street parking for two vehicles and numerous attractive period features that add character and charm throughout. Situated in a highly desirable residential location, the property is ideally positioned close to Hyde Park Village and local primary schools, making it an excellent choice for families seeking both convenience and a sought-after neighbourhood. Combining generous proportions, characterful features and exceptional leisure facilities, this outstanding home offers a rare opportunity to enjoy spacious and versatile living in a prime residential setting.

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# Floor Plans

**Approximate Gross Internal Area 1988 sq ft - 185 sq m**
Lower Ground Floor Area 783 sq ft – 73 sq m
Ground Floor Area 731 sq ft – 68 sq m
First Floor Area 474 sq ft – 44 sq m









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