



LANG TOWN
& COUNTRY

7 Jellicoe Road, Manadon Park, Plymouth, PL5 3UU

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& COUNTRY
SALES

Offers Over £750,000



An immaculately presented, detached, executive family home, built by Westbury Homes in 2002. This beautifully maintained home is set in a convenient, secluded part of Plymouth, just a short walk from all amenities. The property is one of three in a small cul-de-sac and has been maintained to an incredibly high standard by its current owners.

The property is situated in a convenient location close to all local amenities such as the popular Crownhill shopping area, schools, parks and within easy access of the A38 which links Devon and Cornwall.

This very impressive property is located on a generous plot with a detached double garage and ample extra parking to the front of the property. Most of the principal rooms in this fabulous home are dual aspect, making it very light and airy.

The accommodation, comprises, a reception hallway with an impressive staircase to the upper floors, a home office/study perfect for those who now work from home and a generous sized cloakroom/WC.

The kitchen is beautifully presented and well equipped and the main hub of the home. The kitchen has a wide range of integral appliances, with a range of wall and base mounted units, complete with Granite work surfaces over. There is a large breakfast bar, with an inset stainless-steel sink with boiling tap over. The room flows into the conservatory, which offers triple aspect views over the garden, with French doors opening out onto the rear gardens. The kitchen has underfloor heating, plus an archway into the utility room. The utility room has a range of wall and base mounted units, with space for a washing machine, tumble dryer and door to the side. This kitchen flows effortlessly into the dining room at the front of the property.

Upstairs, the first-floor landing gives access to four double bedrooms and the family bathroom. There is a large airing cupboard which houses the hot water cylinder. All four bedrooms are a similar size, with two of the rooms being converted into a self-contained apartment. Within the apartment, there is an en-suite shower room a bedroom and a living room.

The master suite is located on the second floor and is a great size and finished to an immaculate and stylish standard. The main bedroom has dual aspect views to the front and rear elevation, with storage cupboards within the eaves. There is a dressing room located at the rear of the suite which has four built in wardrobes and a window to the rear elevation. There is a door leading through into the en-suite. The en-suite has a luxurious feel and is finished to a phenomenal standard. There is a stand-alone bath, with a large walk-in shower and a large hand wash basin. The en-suite has a tiled floor with underfloor heating, a low-level w/c and a heated towel rail to finish.

Externally, the rear gardens are south facing and are superbly presented. There is a large lawn area, with additional patio areas to make the most of the sunshine throughout the day. There is an outside tap and several electrical points located within the rear garden.

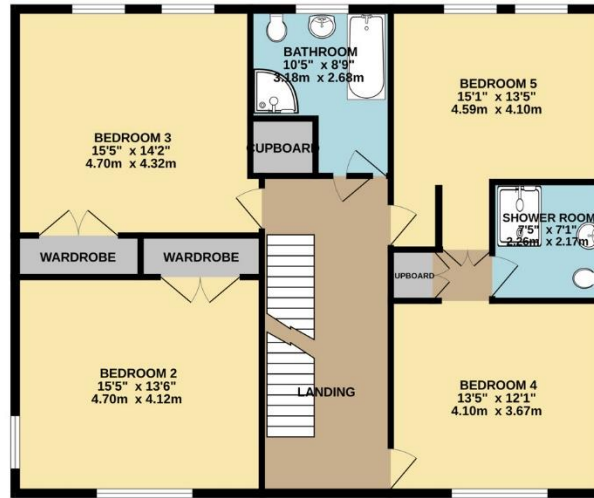
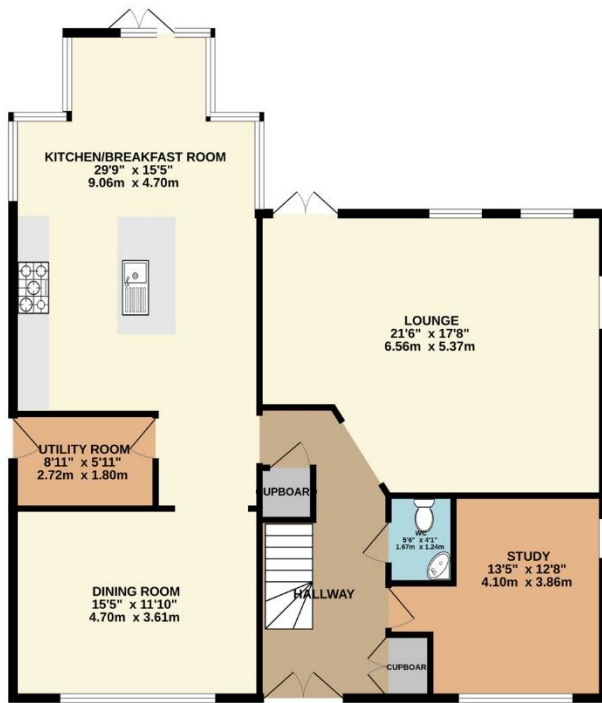
The double garage has two electric roller doors, plus a side door for access. There is parking for four or five large vehicles, plus parking space for to vehicles within the garage.

We would highly recommend an early internal viewing to appreciate this stunning family home in a great location.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.





TOTAL FLOOR AREA : 3122 sq.ft. (290.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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