



3 Parkfield Drive, Manor Park, Plymouth, Devon, PL6 8AR

# Offers Over £700,000



Immaculately presented detached family home with four/five bedrooms fully modernised to a high standard with attention to detail and beautiful finishes. To fully appreciate this stunning family home, arrange a viewing today.

Parkfield Drive is located within the private estate of Manor Park, situated adjacent to Plym Bridge Woods just off the A38 intersection at Marsh Mills. The situation of the property lends itself well to those looking for easy commuter access locally and out of Plymouth, to the North of the City or into the City Centre.

Lang Town and Country are delighted to offer this fantastic house originally built in late 1980's by Alford homes, affording a prime site on this exclusive estate.

This expansive property is entered via a porch with double doors leading to the stunning reception hallway, with stairs leading to the mezzanine landing with dual sky lights allowing light to flood in. On the ground floor there is a gorgeous living room with patio doors leading to the secluded rear patio and a window to the front with views towards the beautiful Plymbridge Woods. The dining room has patio doors leading to the rear and a door leading to the extensive kitchen which is fully fitted with range of base units with laminate worksurfaces and matching wall cupboards. There is a full range of integrated 'NEFF' appliances including twin ovens, hob and extractor hood, and an integrated dishwasher. The useful utility room also has a door to the rear. There is a study/bedroom five, where for those that work from home, can enjoy the stunning vista. There is also a cloakroom on this level. A feature of the property is the additional, delightful, sitting room, also with patio doors leading to the secluded patio to the rear and patio doors leading to a balcony to the front where you can sit, relax and enjoy the views in full.

The spectacular, mezzanine landing is a true delight, and has doors leading to the four generous bedrooms, all with fitted storage. The master bedroom has an en-suite bathroom comprising a modern suite with a panelled bath, vanity unit, W.C and separate shower cubicle wall mirror and heated towel radiator. The light, modern, family bathroom comprises a panelled bath, vanity unit, W.C and a separate shower cubicle.

This stunning property is situated on a generous plot. The front garden is laid to lawn with a variety of shrubs and bushes and the steps leading to the front porch. There is a driveway to the front with ample parking for three to four cars leading to the double garage. The garden sweeps around to the side of the property with a path and gate to the rear.

The rear garden is laid mainly to lawn with an array of mature shrubs, there is a charming, lower secluded patio area and garden shed. The garden rises via some steps to an elevated area where you can sit and enjoy the views over the surrounding woodlands and countryside.

The property has been very well maintained over the years and is a credit to the current owner, we would recommend an early viewing to avoid disappointment.

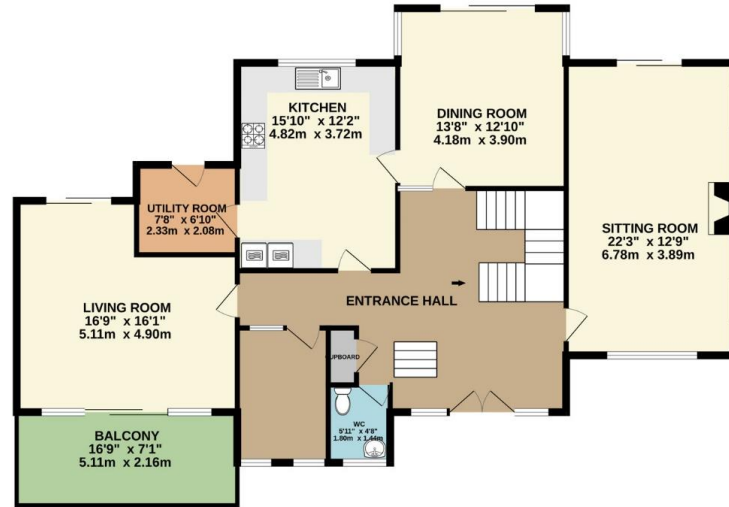
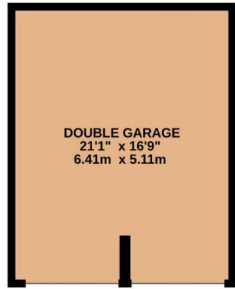
The development is run by a management company and there is a charge of £500.00 per year, these details of which should be confirmed by your solicitor.



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

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TOTAL FLOOR AREA : 2584 sq.ft. (240.1 sq.m.) approx.

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