



LANG TOWN
& COUNTRY

156 Merafield Road, Plympton, Plymouth, Devon, PL7 1SJ



Price £575,000



156 Merafield Road is a charming 1930's detached family home, perfectly situated on a generous plot in a desirable residential area of Plympton. This three-bedroom detached property offers a unique blend of period charm and modern convenience, ideal for a growing family that can also be extended should a potential purchaser wish to do so.

As you approach the property, you'll be greeted by its classic 1930's architecture, as you enter through the double gates there is a spacious front garden with a variety of mature shrubs and borders that provide colour throughout the year, and a driveway with ample parking and access to the garage. Inside, the home retains many original features and high ceilings.

The ground floor comprises a welcoming entrance hall, leading to a generously sized triple aspect living room with a feature fireplace. The separate dual aspect dining room offers a wonderful space for entertaining, while the well-appointed modern fitted kitchen has a range of integrated appliance and a range of wall and base units that provide plenty of storage and workspace, along with views over the expansive rear garden. Also, on the ground floor you have a separate utility room and ground floor WC

Upstairs, the property boasts three good-sized bedrooms, each filled with light and character. The master bedroom has an en-suite shower room and a walk-in wardrobe. The beautifully presented family bathroom is conveniently located and features a modern suite with contemporary fixtures.

The property is set on a large plot, with the rear garden with numerous seating areas perfect for entertaining family & friends, and a safe environment for children to play. The rear gardens offer an extensive lawn area, mature trees, and plenty of space for outdoor activities or future extensions (subject to planning permission). There is a summer house that provides a sheltered area and privacy to enjoy the tranquillity of your surroundings.

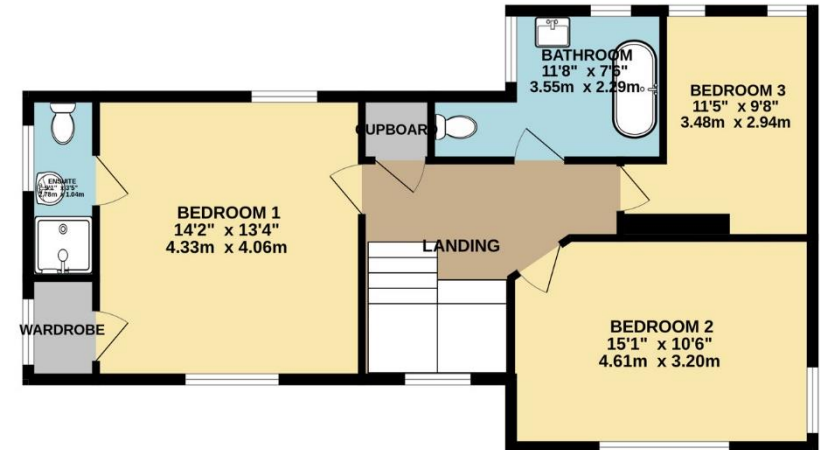
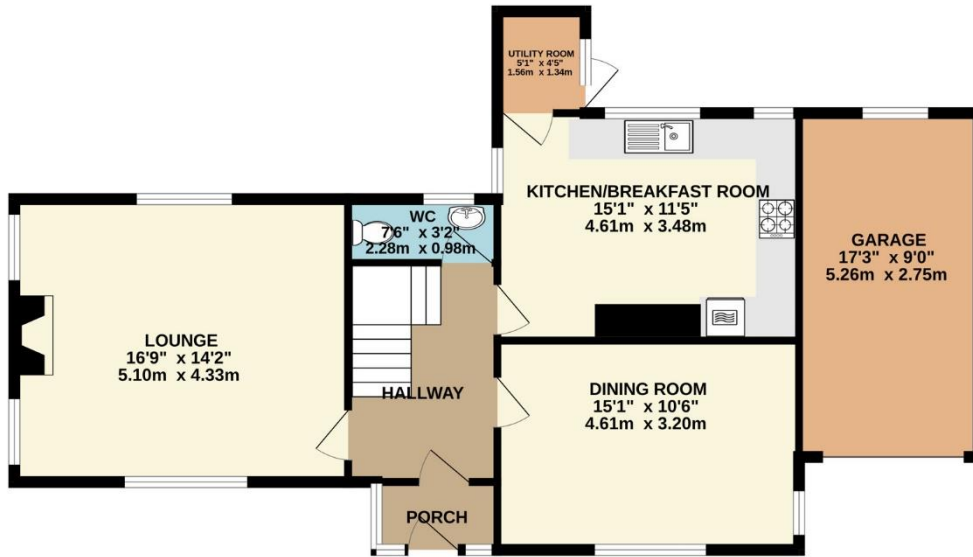
Located in the sought-after Plympton area, this home is within easy reach of local schools, shops, and amenities. It also benefits from excellent transport links to Plymouth city centre, the A38 and the surrounding countryside.

This delightful home provides a rare opportunity to acquire a property with such character and potential in a prime location and should be viewed at the earliest opportunity.



To view this property call Lang Town & Country Estate Agents on **01752 456000**.





TOTAL FLOOR AREA : 1548 sq.ft. (143.8 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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