



## Dunclair Park, Plymouth, Devon, PL3

**Offers Over: £290,000**

*Freehold*

This sensational four double bedroom home has a wealth of character and charm along with a truly spectacular view. The property has been reconfigured considerably and brought to a contemporary standard whilst still retaining a bespoke and quirky layout. Situated over three floors, the property has been intelligently designed to take advantage of the panoramic, unspoilt views over the River Plym and across the picturesque gardens of Saltram. On the ground floor, the property has a modern kitchen / dining room with a range of fitted appliances, as well as a beautifully light and spacious living room with doors onto a private sun terrace. On the first floor, the property has two large bedrooms, with one of which currently used as a second sitting area due to the sensational views, and a stunning family bathroom. On the more recently converted third floor, as expected the views are to die for and the Juliette master bedroom balcony is the most glorious addition to the room, with a further high specification ensuite. There is a final double bedroom on this floor also. Outside the property has a gated driveway with parking for multiple vehicles, a quaint patio area, and a lovely sun terrace which is hidden and a total suntrap. EPC: D



## **Accommodation**

**Kitchen / Dining Room** 17'1" x 16'9" (5.2m x 5.1m). Max measurements. Kitchen is a fully fitted kitchen with a range of matching wall and base units, roll-edged worktops, part tiled walls, space for fridge and freezer, space and plumbing for washing machine, space for dishwasher, gas cooker, extractor fan, integrated wine fridge, fitted dining table, double glazed windows to side front and double glazed door to front, wall mounted radiator, large under-stairs storage cupboard.

**Hallway** 6'8" x 4'11" (2.03m x 1.5m). Carpet flooring, wall mounted radiator, stairs to first floor, integral window, door into:

**Living Room** 17'1" x 11'7" (5.2m x 3.53m). Carpet flooring, double glazed window to side, double glazed sliding doors to rear into rear garden, gas fire with cast iron fireplace surround, wall mounted radiator, TV point, coving and ceiling rose.

**First Floor Landing** Carpet flooring, double glazed window to side, stairs to second floor, doors into:

**Bedroom** 15'9" x 8'9" (4.8m x 2.67m). Carpet flooring, wall mounted electric fire, double glazed window to side and double-glazed window to rear with outstanding river views, TV point, wall mounted radiator.





**Bedroom** 15'9" x 8'5" (4.8m x 2.57m). Carpet flooring, wall mounted radiator, double glazed window to side, double glazed window to rear with outstanding views, fitted wardrobes.

**Bathroom** 11'3" x 6'10" (3.43m x 2.08m). Max measurements. Tiled flooring, part tiled walls, low level WC, wash hand basin vanity unit, bath with mixer taps and shower over, glass shower screen, integral window, wall mounted radiator.

**Second Floor Landing** Carpet flooring, eves storage, doors into:

**Bedroom** 15'9" x 11'4" (4.8m x 3.45m). Carpet flooring, wall mounted radiator, double glazed doors onto Juliette Balcony with beautiful panoramic views over the River Plym and over Saltram, TV point, fitted wardrobe, door into:

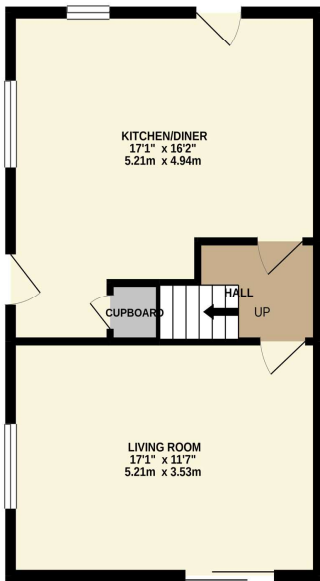
**Ensuite Shower Room** 7'7" x 8'1" (2.3m x 2.46m). Max measurements. Vinyl flooring, part tiled walls, low level WC, wash hand basin vanity unit, walk-in shower cubicle, wall mounted heated towel rail, Velux window.

**Bedroom** 15'7" x 8'8" (4.75m x 2.64m). Carpet flooring, wall mounted radiator, Velux window to side.

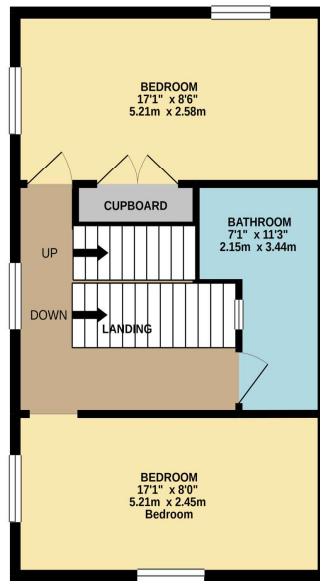
**Outside** The property has a gated and enclosed garden around three sides. The gate at the front leads to a substantial driveway which allows parking for multiple vehicles. This extends then to a side garden and into the rear garden which is a stunning decked terrace. The terrace is fully enclosed and incredibly private and the most delightful area for outdoor entertaining. There is also a small private courtyard at the front.



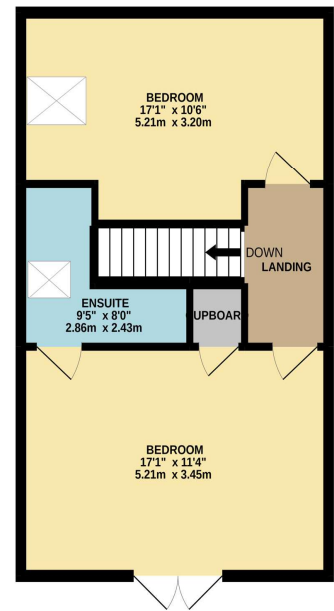
GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



2ND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1402 sq.ft. (130.3 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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