

Mutley Road, Plymouth, Devon, PL3

Offers Over: £850,000 Freehold

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Nestled within the heart of the sought-after Mannamead area, this sprawling, detached abode stands as a true marvel, stretching over 4100 square feet across two floors. At first glance, its facade appears unassuming, akin to a bungalow, yet step inside and experience the 'Tardis'-like magic it holds. Crafted in the impeccable Swedish design by Myresjo, this energy-efficient sanctuary boasts triple-glazed windows and insulation that whispers of perfection. Its warmth emanates from a high-powered gas boiler and a sophisticated heat exchanger system.

Enter through the threshold into a grand reception hall, graciously leading to a cloakroom/wc. The mainstay is a vast triple-aspect sitting room, adorned with a crackling fireplace and a vista of the lush rear garden. Beyond, discover a substantial dining hall and an expansive, state-of-the-art 30-foot kitchen/breakfast room donning sleek granite countertops, top-tier integrated appliances, and an adjacent utility room. The ground floor also graciously hosts four well-proportioned bedrooms, with luxurious ensuites for the master and guest rooms, alongside a separate shower room and an extra wc.

Venture downstairs to the lower ground floor, an enclave of indulgence. A vast expanse beckons, housing a snooker room expansive enough to cradle a full-sized table, along with storage alcoves, a cinematic retreat, a fitness haven, and a sprawling 36-foot 'L'-shaped pool room bedecked with a heated, luminous swimming pool and a bubbling jacuzzi. A hidden chamber, the pump room, houses the gas-fired boiler, filtration system, and the pulsating heart of the heat exchanger.

A private driveway, guarded by twin gates, welcomes numerous vehicles, offering safe haven. The rear landscape unfolds like a picturesque canvas—a meticulously designed, southerly-facing walled garden veiling the property with privacy and seclusion.

Nestled discreetly off Mutley Road, this property stands as a sanctuary amidst the bustling city. It grants easy access to Thorn Park, Hyde Park, and an array of local treasures. Moreover, it seamlessly connects to major routes, paving the way to various directions, ensuring a life enriched by both tranquility and convenience. EPC: C





GROUND ELOOF

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. Marke with Merronic (2007)













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