

Parkfield Drive, Manor Park, Plymouth, PL6 8AR





5 Parkfield Drive, Manor Park, Plymouth, PL6 8AR

A superb detached house in an enviable location on a private estate set amongst the trees of Plymbridge Woods. The property offers spacious and versatile accommodation in a sought after setting offering rural style living and yet within minutes of the city and A38.

- Detached House
- Large Self Contained Guest Suite
- 5 Bedrooms (Master En-Suite)
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- D/S Shower Room/WC
- Family Bathroom
- Garage, Driveway, Gardens & Extensive Patio Area
- Stunning Location
- Private Estate

Plymouth City Centre	5 Miles
Plymouth Railway Station	5 Miles
Exeter	43.1 Miles
Exeter Airport	46.6 Miles



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LOCATION

Manor Park is an exclusive private development of high quality individual detached family homes set on elevated ground within the attractive surroundings of the Plym Valley, with Plymouth city centre only five miles away and the A38 trunk road a mile and a half distant. A footpath leads from the development to the Plym Valley (owned by the National Trust) providing access to miles of cycle and foot trails adjacent to the Plym River and ascending onto Dartmoor.

DESCRIPTION

This beautifully presented executive home stands in an elevated position in the Manor Park development. The front door opens into a large entrance hall arranged over two levels with stairs to the first floor and doors to the principle rooms. The 23' living room boasts a minster style fireplace with living flame gas fire, patio doors to the rear, picture window to the front with open views and a door to the balcony. There is a good size study off the living room with patio doors to a balcony that is an excellent spot for al fresco dining. The formal dining room also has patio doors to the rear giving access to the patio and rear garden. The kitchen/ breakfast room has an extensive range of base and wall units with work surfaces over and tiled splash backs and integrated appliances including a gas range cooker with hood over, fridge/freezer, dishwasher and microwave oven. There is ample room for a large table and chairs. The adjacent utility room has matching units, space for a washing machine and tumble dryer and door to the side to a patio area. A new efficient gas boiler was installed in 2017.

From the lower hallway a door leads past a ground floor shower room/WC to the large split level guest suite and steps down to the garage and outside door. This area would make ideal accommodation





for a dependant relative or teenager.

The first floor comprises a galleried landing with two useful store cupboards and doors to the bedrooms and bathroom. The master bedroom has a range of built-in wardrobes together with a fully tiled en-suite bathroom and panel bath with shower head over, WC and wash hand basin. The second and third bedrooms are also both generous doubles and the fourth a small double, and the fifth forms part of the self contained guest suite. The fully tiled family bathroom features a panel bath, shower cubicle, WC and wash hand basin.

Stairs from the guest suite lead down to a hallway with door to the rear and courtesy door to the garage that is L-shaped with two up and over doors.

OUTSIDE

Outside there are gardens to all sides mainly laid to lawn with an abundance of trees and shrubs and a large feature patio running across the rear of the house with a second patio area to the right hand side. A sweeping drive leads up to the garage and provides additional off road parking for several cars. There are excellent views over the surrounding estate and woodland from all the principle rooms.

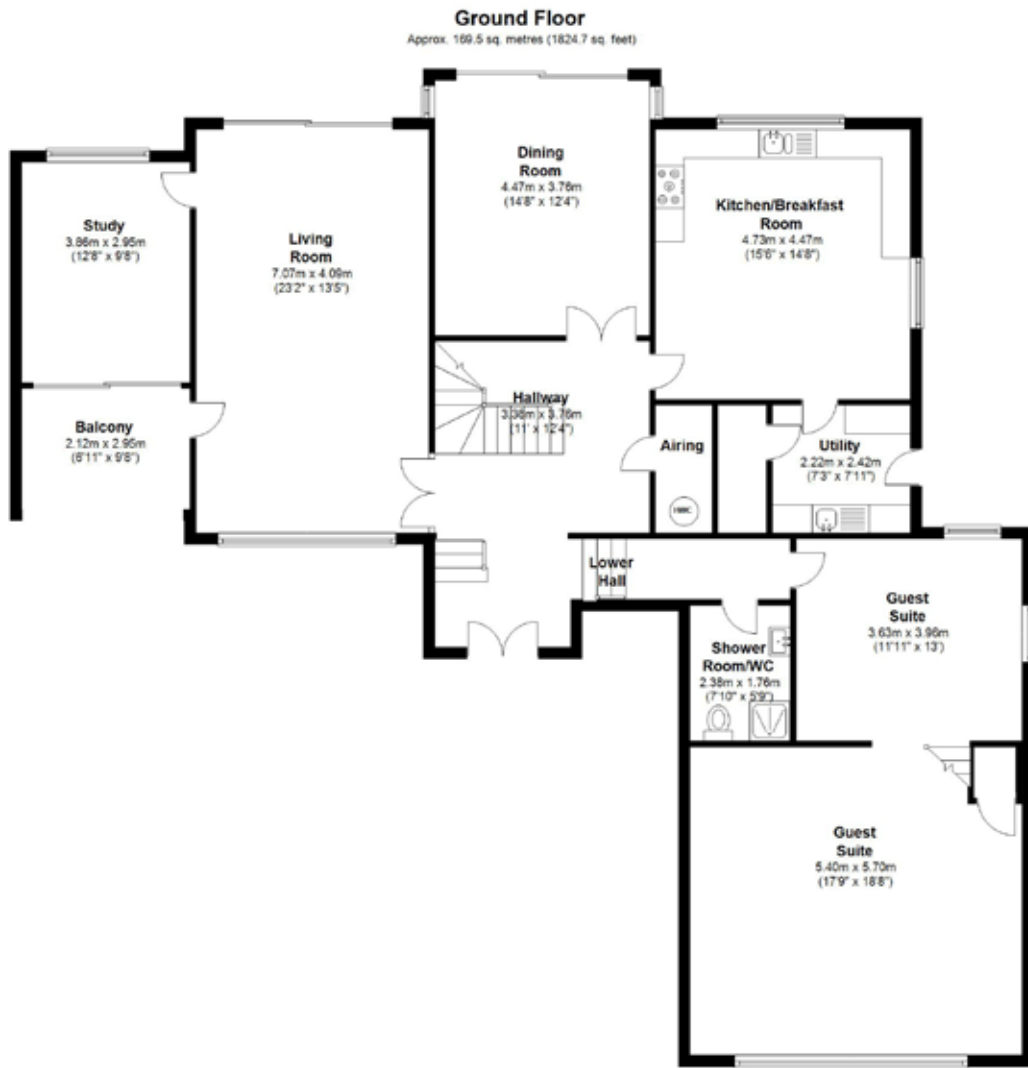
TENURE & SERVICES

Tenure: Freehold
Services: Mains gas, electricity, water, drainage.
Council Tax: Band G
EPC: Band C

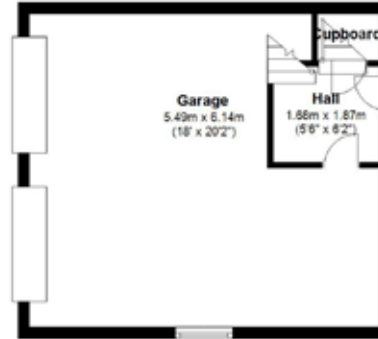
PRICE: £650,000



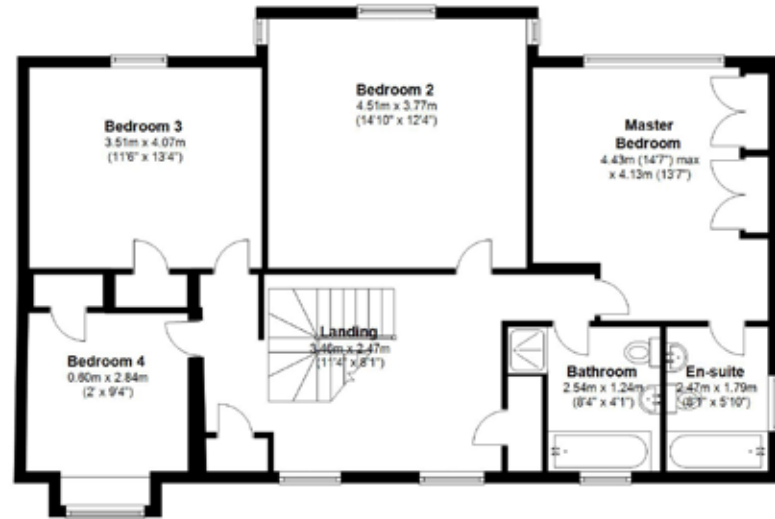




Guest Suite Entrance and Garage
Approx. 33.6 sq. metres (361.3 sq. feet)



First Floor
Approx. 82.7 sq. metres (890.1 sq. feet)



Total area: approx. 285.8 sq. metres (3076.0 sq. feet)

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View from the front of the house.



**ATWELL
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