



15 Overton Gardens, Mannamead, Plymouth, PL3 5BX

Offers Over £325,000



Situated in the peaceful residential setting of Mannamead, this charming two-storey home offers a perfect blend of space, comfort, and functionality. Upon entering through the welcoming front porch, you are greeted by a bright and spacious lounge that leads into the heart of the home.

To the right, the elegant dining room provides ample space for entertaining and family meals with its patio doors enabling a seamless flow to the outside space, while the generously proportioned lounge offers a relaxing retreat with plenty of room for comfortable seating and cosy evenings. Centrally located, a handy cupboard that provides convenient storage.

The kitchen/breakfast room, located at the rear of the house, is both practical and stylish. It features well-appointed fittings and a central island, making it ideal for morning coffee or casual dining. Adjacent to the kitchen is a modern bathroom with a full-sized bath and shower and a separate WC, offering convenience for both family and guests.

On the lower garden level, the home continues to impress. Three well-sized bedrooms branch off the hallway. The principal bedroom offers a tranquil space with enough room for a king-size bed and additional furniture and a shower enclosure. Bedroom 2 is spacious and bathed in natural light, while Bedroom 3 provides a cosy nook.

Completing the lower level is a versatile office room, perfect for working from home, studying, or even converting into an additional bedroom or creative studio. A conveniently located WC and utility room on this floor ensures practicality without sacrificing comfort.

To the outside there is private off-street parking for 3 vehicles which leads to the pedestrian gate where steps lead down into the tranquil, sunny south facing private front garden with various seating areas and well stocked flower beds. To the rear, accessed either via the side gate or from the lower level is an enclosed garden area with a gravelled pathway, artificial grass, a shed and a seating area perfect for al fresco dining or summer BBQ's.

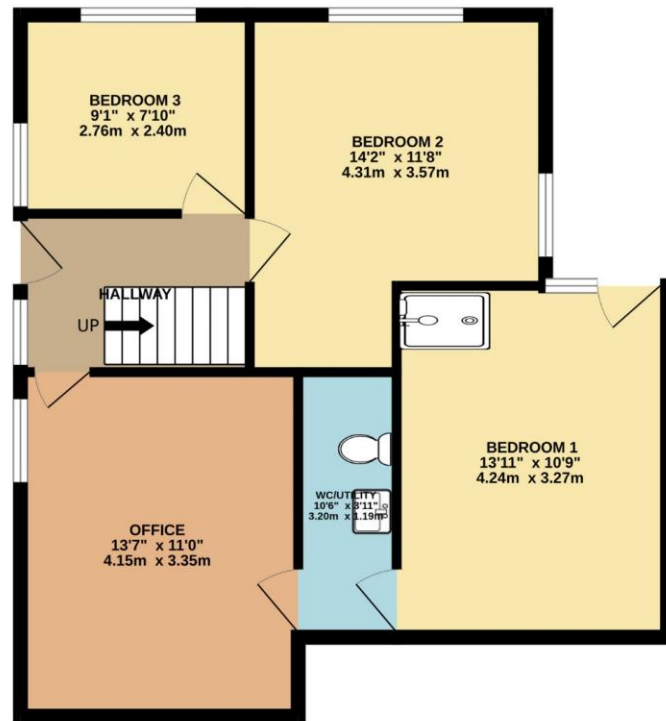
This thoughtfully laid-out home is designed to cater to the needs of modern living while retaining a warm and welcoming atmosphere perfect for families, professionals, or anyone seeking a well-balanced and functional home.



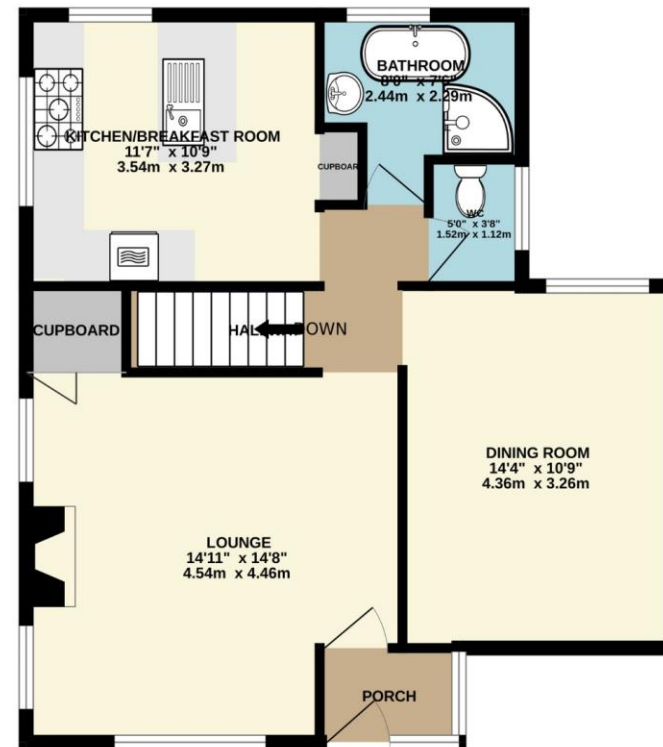
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



LOWER GROUND
613 sq.ft. (56.9 sq.m.) approx.



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.8 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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