



7 Dunclair Park, Laira, Plymouth, Devon, PL3 6DJ

Price £450,000



Situated within a quiet cul-de-sac Lang Town and Country are delighted to offer to the market this detached, truly unique residence with uninterrupted panoramic views of Saltram, River Plym, Jennycliff and The City, whilst it is conveniently located close to the A38 dual carriageway, Sainsburys superstore, Marsh Mills retail park, rowing club and bus routes providing regular transport into the vibrant City Centre.

This beautifully presented property is positioned in an elevated, south-facing location, allowing for abundant natural light that creates a bright and airy atmosphere throughout. The property sits on a fantastically sized plot roughly $\frac{1}{4}$ acre in size.

The ground floor begins with an inviting entrance porch, ideal for storing shoes and coats, leading to an inner hallway. The double-fronted layout features a spacious living room and dining room, both enhanced by charming round bay windows. The dining room is currently styled as a snug/movie room, complete with a built-in projector and screen that the current owners are including in the sale.

The heart of the home is the redesigned and extended kitchen, which incorporates a contemporary living space. With sleek modern countertops, built-in appliances, a central kitchen island, and plenty of room for a large sofa, this area is perfect for both relaxing and entertaining. A utility room and a separate WC add further convenience to the ground floor.

Upstairs, you'll find three generously sized bedrooms. Bedrooms 1 and 2 boast spectacular, uninterrupted views of the river. This floor also offers a family bathroom and a separate, stylish shower room.

The outdoor space is equally impressive. At the front of the property, there is a decked area with a sunken hot tub (included in the sale), alongside a well-maintained lawn. The rear garden features tiered decking, with the upper levels providing breath-taking panoramic views—an ideal spot to unwind or entertain.

The property also has a single garage, EV charging point and driveway providing parking for 1 vehicle.

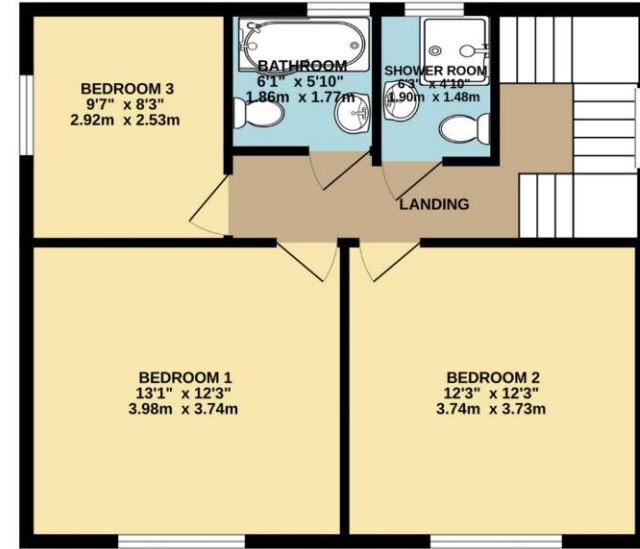
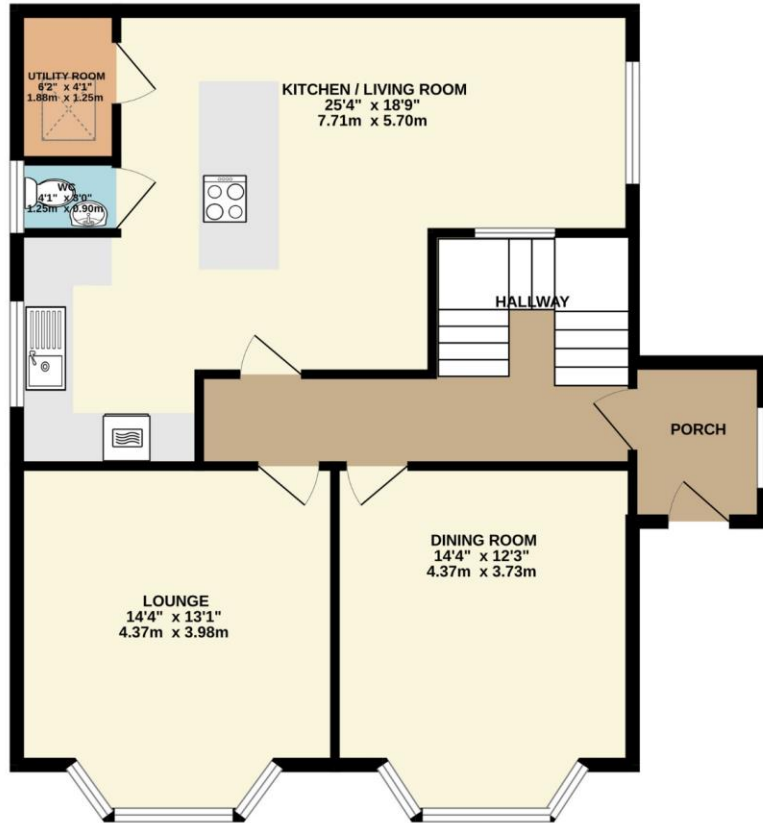
This property effortlessly combines modern living with stunning natural surroundings, making it a must-see home.



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

www.langtownandcountry.com





TOTAL FLOOR AREA : 1401 sq.ft. (130.2 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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