



**Falcon**  
fine

01752 600640

**75 Eggbuckland Road**  
Mannamead, Plymouth, PL3 5JR  
£700,000







## In Brief

**Fabulous 7 bedroomed double fronted family home with large garden, double garage**

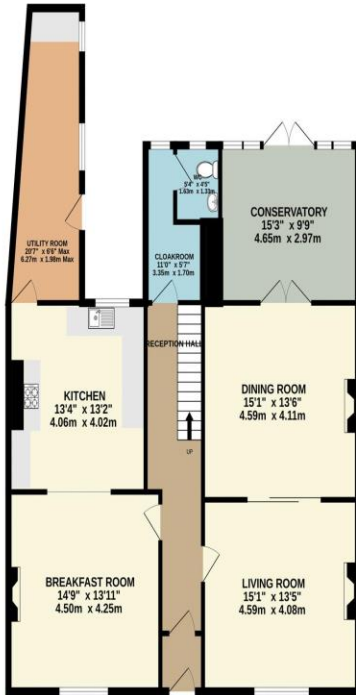
<b>Reception Rooms</b>	Large living room, separate dining room + breakfast room		
<b>Bedrooms</b>	7 bedrooms		
<b>Heating</b>	Gas central heating ( boiler approx. 2 years old )	<b>Parking</b>	Double garage
<b>Area</b>	2925 sq ft	<b>Council Tax</b>	E
<b>Tenure</b>	Freehold		

## Description

Beautifully positioned in the heart of Mannamead is this wonderfully appointed and presented 7 bedroomed extremely spacious family home. The reception hallway sets the scene well with its stripped wooden flooring , ceiling features and staircase. On the ground floor you have a living room with period fireplace surround and a wood burner fitted as a focal point. The shuttered window overlooks the front garden. Sliding doors open into the dining room with a similar fireplace and double doors into the conservatory which is such a great addition to the accommodation. There is a breakfast room which also has a fitted wood burner, such a lovely warm room, the heart to this sumptuous home! The wooden flooring continues through an opening into the stylish fitted kitchen that has an integrated oven and hob and a door into the utility room which leads out to the garden. There is a cloakroom and downstairs w/c. Off the first floor landing there are three double bedrooms and a single with the main bedroom having a direct door into the smaller bedroom making this a perfect dressing room or nursery. The bathroom is really striking and fitted with both a freestanding roll edged bath and a double walk in shower cubicle. The stairs continue up to the second floor where you have a large shower room, another impressive room, with a large walk-in double shower cubicle. There are three large double bedrooms two of which open into each other giving huge possibilities of 'granny flat / teenagers pad' set up. Hidden in the walls is both the electrics and plumbing should a future buyer wish to install a kitchen on this level. There is a gas central heating system and upvc double glazing. Outside to the rear the garden is gorgeous and will appeal to all the family. There is a large patio area with most of the garden being laid to lawn. There is a lovely summer house, or 'Gin getaway' with an area of decking in front. The double garage (26'6x12'7) has electric doors with a rear door so that you can drive right through to the covered area to the rear, a really useful, practical area. Above the garage is a large room (26'6x13'8), fabulous storage. There are numerous possibilities here to perhaps convert part or all of the garage etc into some sort of annex subject to the usual planning consents etc. This really is an exceptional family home with so many fun family aspects to it. Mannamead Lawn tennis Club is opposite the house with the highly rated Compton Primary School being immediately behind the house.

# Floor Plans

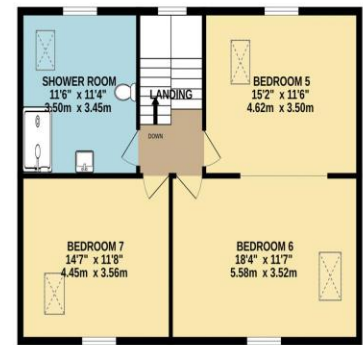
GROUND FLOOR  
1247 sq.ft. (115.9 sq.m.) approx.



1ST FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



2ND FLOOR  
758 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 2925 sq.ft. (271.8 sq.m.) approx.

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