



59 Dunclair Park



Plymouth City Centre 2.4 miles, Plymouth Train Station 2.4 Miles, Exeter Airport 45 Miles

---

Nestled at the peaceful end of a serene cul-de-sac, this waterside view family residence occupies a substantial plot in a sought-after location. Boasting a contemporary, light-filled home with 4 bedrooms (4th bedroom is currently being used as a home office) and with inside and outside living spaces.

---

- Waterside views
- 4 Bedrooms
- Top floor bedroom suite
- Eat-in Kitchen
- Sitting room with doors to sun room
- Family bathroom
- Multiple waterside views terraces
- Rear multi-level garden
- Freehold
- Council Tax: Band D

Offers In Excess Of  
£325,000

### LOCATION

Situated in the esteemed suburb of Crabtree in Plymouth, this residential enclave provides convenient access to the city centre and A38 while also being in close proximity to the vibrant locale of Plympton. Local amenities, including the nearby Sainsbury's supermarket, and excellent transport links further enhance the appeal of this desirable neighbourhood.

### DESCRIPTION

Nestled at the peaceful end of a serene cul-de-sac, this waterside view family residence occupies a substantial plot in a sought-after location. Boasting a contemporary, light-filled home with 4 bedrooms (4th bedroom is currently being used as a home office) and with inside and outside living spaces.

### ACCOMMODATION

A series of steps through the well-maintained garden guide you to the welcoming entrance with a convenient porch, currently used as a utility area. The hallway connects to the reception, benefiting from a striking gas fireplace and sliding doors that lead onto a sun-drenched room, providing panoramic vistas of the picturesque Plym and a door to take you outside and onto a spacious deck. The kitchen/breakfast room offers a generous layout, with countertops and cabinets flanking each side, complemented by a central dining space overlooking the scenic river views. Completing the ground floor is the family bathroom and three bedrooms, with the 4th bedroom currently being used as a home office with those water views.

Ascending upstairs, there are landing store cupboards, a shower room, and the principle bedroom with modern built-in wardrobes, ample storage, and breath-taking views.

### OUTSIDE

Externally, the property has multiple living spaces to fully benefit from the view, including a decked sun terrace, BBQ, and dining area, an area with artificial grass that the current owner loves to use for night-time cinema screenings against the back wall. To the rear of the property is an area for storage and a lawn garden on a couple of levels.

### SERVICES

Mains Electricity & Gas  
Mains Drainage 7 Water  
Heating: Gas Central Heating  
Council Tax: Band D  
EPC D

Mobile coverage O2 & Vodafone is available at the property, based on the latest data available to Ofcom.

### DIRECTIONS

What3Words - ///seat.fuel.occurs

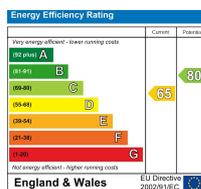


Approximate Gross Internal Area = 120.6 sq m / 1298 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1080286)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Plymouth, 3 Longbridge Road, Plymouth, PL6 8LT

01752 223933

plymouth@stags.co.uk

stags.co.uk