



9 Hatshill Close, Earls Wood, Plymouth, Devon, PL6 8NN





# Price £625,000

This is a wonderful opportunity to acquire a spacious detached bungalow which was built in 1983 and is situated on the edge of the idyllic National Trust Plymbridge Woods which has a wonderful array of wildlife, cycle tracks, woodland walks and history. The property is conveniently located close to supermarkets, park and ride bus service, access to the A38 dual carriageway, Derriford/Nuffield hospitals and the natural beauty of Dartmoor National Park.

'Hatshill Lodge' is positioned on a generous corner plot at the end of a quiet and secluded cul de sac. This fantastic property is approached via a blocked paved driveway suitable for several vehicles. The accommodation comprises of an entrance hall off which leads to the sitting room with sliding patio doors flooding the room with lots of natural light. The large kitchen/breakfast room which is next to the sitting room has a range of wall and base units, granite counter worktops, breakfast island with space for stools, integrated AEG oven, microwave, Miele dishwasher and space for an American style fridge freezer. The entrance hall leads to the three double bedrooms and modern family shower room. The master bedroom has a luxury ensuite bathroom comprising of a bath with a shower over, wash hand basin with built in storage, WC and a heated towel rail. There is a useful utility room separate to the kitchen area which current houses the white goods. The entrance hall also provides access to the integral garage which has power and an electric remote-controlled door.

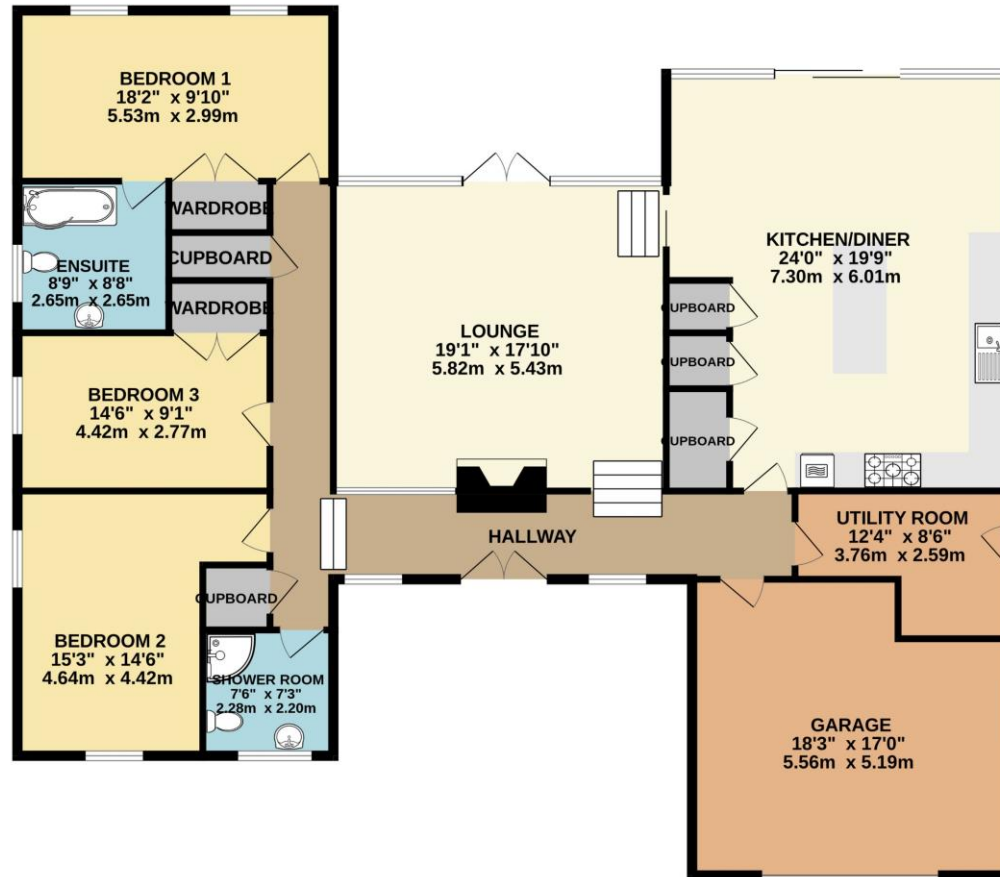
Externally the gardens are a splendid feature to this property. The rear garden enjoys a sunny south westerly facing aspect and are mainly laid to lawn with a raised decking area off the kitchen and a lower patio area accessed from the sitting room. The gardens have several areas of established vegetables patches as well as small trees and herbaceous borders. Towards the rear of the back garden there is a gate providing access to the woodlands behind however these are maintained by The National Trust.



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







TOTAL FLOOR AREA - 2096 sq.ft. (194.7 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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