



11 Dudley Gardens, Eggbuckland, Plymouth, Devon, PL6 5PE



## Guide Price £300,000



Lang Town and Country are delighted to offer to the market for the first time in over 50 years an opportunity to purchase an exceptionally well looked after three-bedroom detached house situated in a quiet and popular cul-de-sac location in Eggbuckland.

The house offers fantastic scope for development with planning permission previously granted in 2015 to develop and build to the side of the property. The accommodation is well-appointed and comprises on the ground floor of an entrance hall, spacious sitting room with space for a dining table and chairs, modern kitchen with a range of wall and base units, sink with drainer, Neff induction hob, Hotpoint oven and grill, Bosch fridge freezer and a breakfast bar. Also on the ground floor is a versatile room currently utilised as a double bedroom but alternatively would suit a dining room.

Stairs lead up to the first floor from the entrance hall where there is a master bedroom with fitted wardrobes and views across the valley whilst there is also a further bedroom with fitted wardrobes suitable as a home office/nursery or bedroom. The luxury modern bathroom is tiled and comprises of a bath, double walk-in shower enclosure, wash hand basin and heated towel rail whilst the WC is separate. There is ample storage in the eaves and a cupboard on the landing which houses the gas boiler.

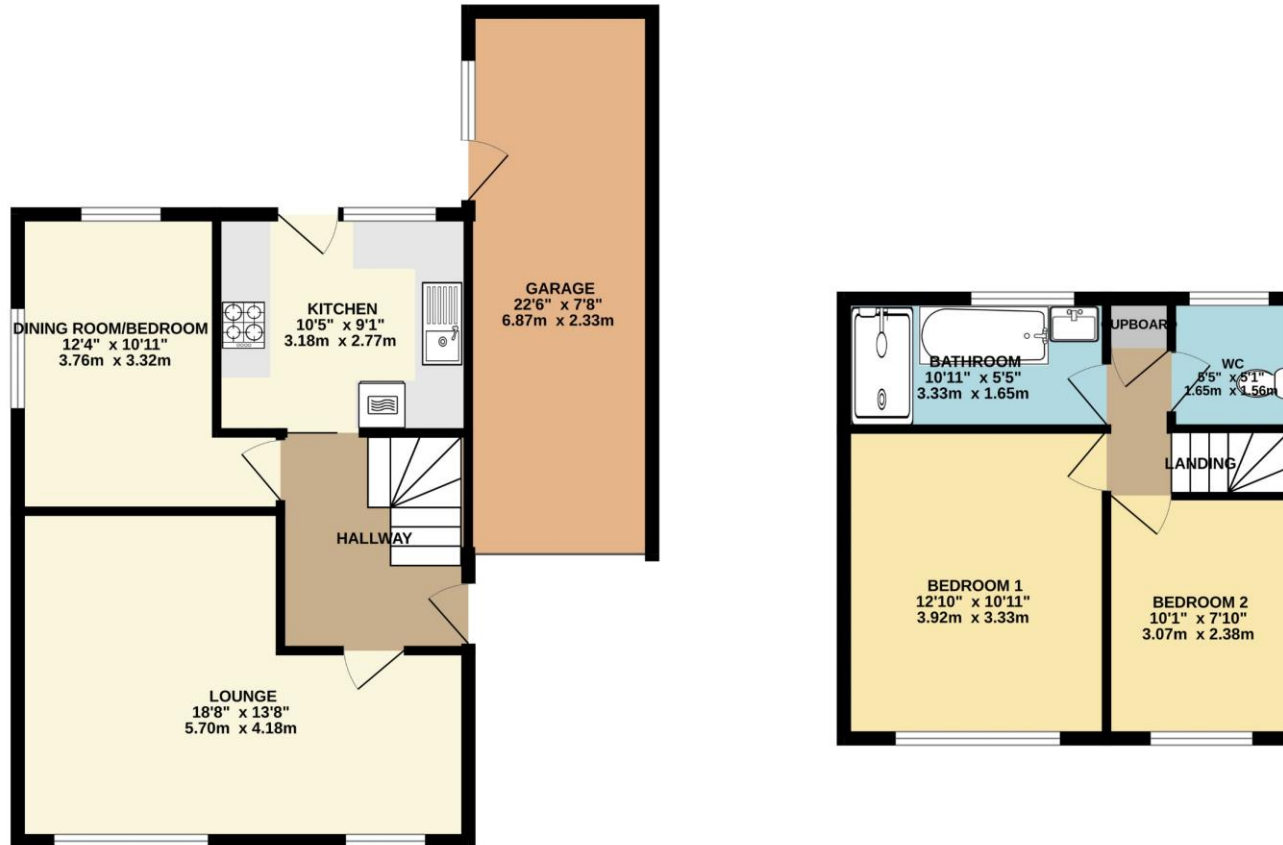
Externally the block paved driveway suitable for off road parking leads to the garage with power and electricity. The garage has an up and over door to the front and a side door providing direct access to the garden. The front and rear gardens are meticulously nurtured with well-established flower beds and mature lawns.

Set on a generous size plot this property create an idyllic setting for potential buyers seeking both character and potential.



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





TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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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