



8 Hollycroft Road, Higher Compton, Plymouth, PL3 6PP





## Offers Overs £350,000

This stunning four-bedroom semi-detached family home is perfectly situated in the highly sought-after Higher Compton area. With its prime location near local amenities, this property has been meticulously extended and modernized, making it a dream space for contemporary living.

Step into the welcoming entrance hallway, and you'll immediately be drawn into the heart of the home—an expansive, light-filled kitchen/breakfast room. With sleek countertops, a stylish breakfast bar, and plenty of room to cook up a feast, it's the ideal spot for both casual mornings and hosting unforgettable gatherings. Just off the kitchen, you'll find a handy utility area that connects directly to the garage, adding even more convenience to this home.

The open-plan kitchen flows effortlessly into the elegant dining room, a perfect setting for formal dinners or festive get-togethers. And from there, you'll be led into the cozy yet spacious living room, which boasts a charming feature fireplace and a picturesque bay window that floods the space with natural light. The sunroom, accessible from both the kitchen and dining room, offers serene views of the garden and is your gateway to a fabulous alfresco lifestyle.

Head upstairs to discover three generous double bedrooms, each filled with character, plus a charming fourth bedroom at the front of the property—ideal for a home office or nursery. The master bedroom impresses with its bay window and fitted wardrobes, offering ample storage. Upstairs, you'll also find a stylish family bathroom and an additional chic shower room, ensuring there's plenty of space for everyone.

Outside, the magic continues with a beautifully maintained, level garden—a perfect haven for socializing, summer barbecues, and outdoor fun. The rear features a raised decking area, ideal for those who love to soak up the sun in their own private oasis. With a garage and a spacious driveway that can accommodate multiple vehicles, this home ticks every box for modern family living.

Don't miss the chance to make this fabulous property your forever home!

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

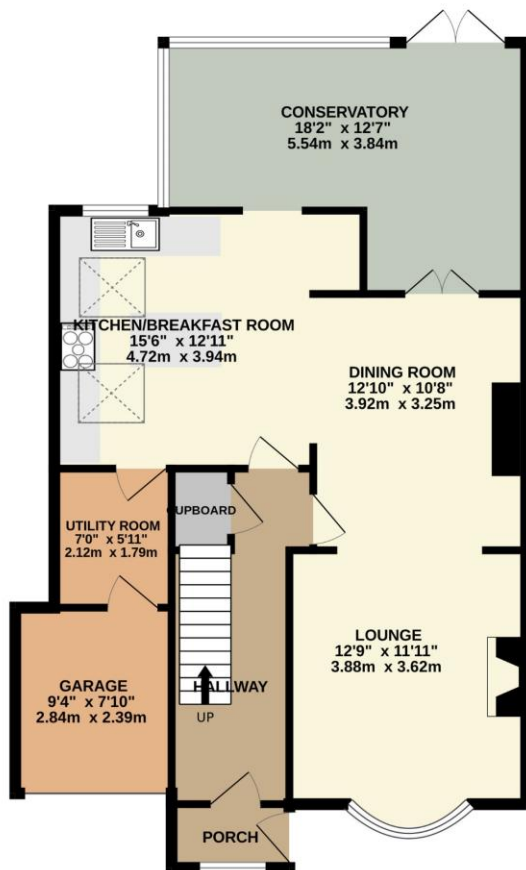
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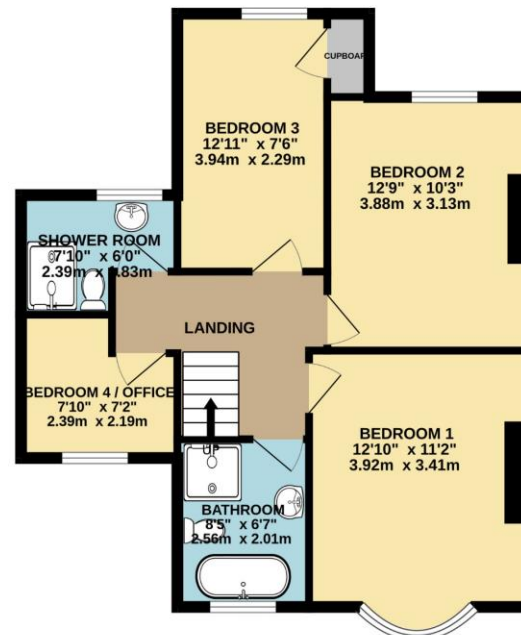




GROUND FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.4 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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