



11 Haswell Close, Eggbuckland, Plymouth, Devon, PL6 5NN

Guide Price £275,000

Lang Town and Country are delighted to offer this split-level semidetached house, in a very sought after residential area. This spacious property is set on a generous plot in a cul-de-sac location with a driveway and garage. Eggbuckland is situated approximately four miles from Plymouth's vibrant City Centre, close to all local amenities such as good schools, parks and within access of the popular Crownhill shopping Centre.

The accommodation comprises an entrance porch with stairs to the first floor and doors to a cloakroom. There is bedroom three/study on the ground floor which has fitted wardrobes and a window overlooking the rear garden. The delightful dining room has a window to the front and doors to the kitchen which is fully fitted with a stainless-steel bowl and a half sink unit a range of base units with laminate worksurfaces and matching wall cupboards, there is a window to the rear. There is a range of integrated 'NEFF' appliances including an oven, microwave, hob, and extractor hood.

On the first floor there is a spacious, dual aspect lounge with windows to both the front and rear. There are two further bedrooms on this level and a family bathroom comprising a panelled bath, separate shower cubicle, vanity unit, W.C, and fully tiled walls and floor.

Externally there is a front garden laid to lawn with access to the driveway and good-sized garage.

The lovely rear garden, accessed via the garage, is fully enclosed and laid to lawn with a variety of shrubs, bushes, and flower borders.

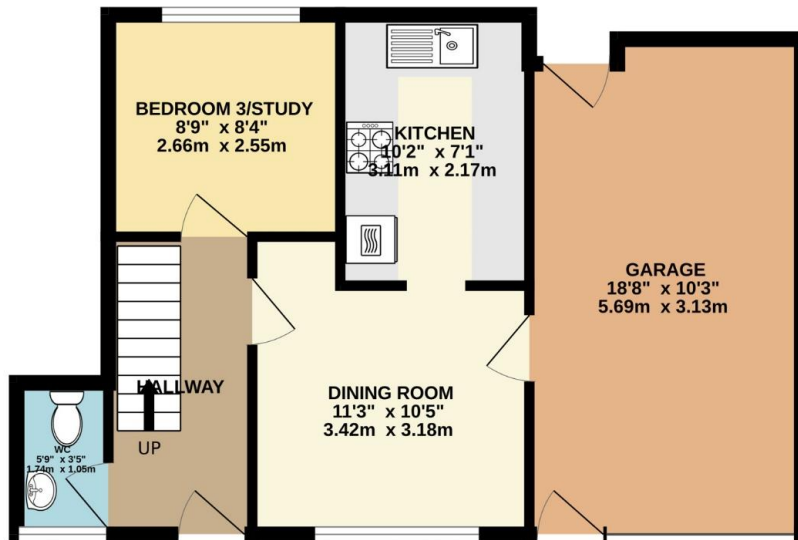
We would recommend an early viewing to appreciate this great property in a very desirable location.



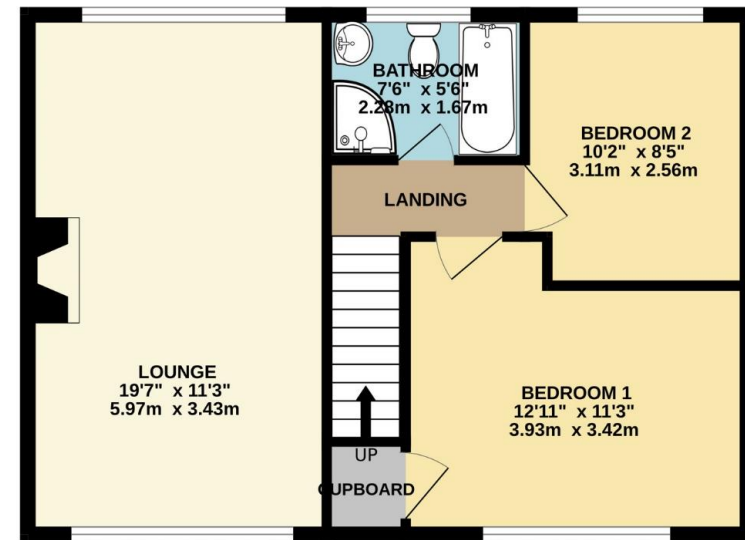
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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