



12 Pethill Close, Earlswood, Plymouth, Devon, PL6 8NL

Guide Price £525,000

Lang Town and Country are delighted to offer this superb, detached bungalow, situated in the sought after Earlswood area of Plymouth.

Earlswood is a sought-after location of individually designed detached homes most of which were built in the 1980's. The area offers easy access to Derriford Hospital, Plymouth Science Park and The University College of St. Mark & St. John. Nearby amenities include Tesco Superstore at Woolwell and Asda Superstore in Estover whilst the A38 Devon Expressway, which gives access to the M5 and Cornwall, is located within two miles. Tor Bridge High is a popular local secondary school. The easy access provided to the Plymbridge Woods ensures excellent dog walking opportunities.

The property has been completely modernised and refurbished to a very high standard and is a credit to the current owners.

The open plan living room is light and airy with picture windows to the front with views over Plymbridge and Bi-Fold doors leading to the composite front deck and chrome and glass balustrade. The lounge area has a 'Stovax' log burner to add extra warmth and comfort on the winter evenings. The well-appointed kitchen area is fitted with a range of base units with Quartz worktops, matching wall cupboards and a central island and has the benefit of USB charging points. There is an array of integrated appliances, including two 'AEG' single ovens, dishwasher, fridge freezer and an 'AEG' hob with overhead extractor fan and larder cupboard.

There is access to a very useful utility room, finished to the same high standard, with a 'Belfast' sink, Quartz worksurfaces, plumbing for a washing machine and a built-in shoe cupboard.

There are three bedrooms, all with Oak windowsills, with the master bedroom having a full range of fitted wardrobes and an ensuite shower room. The en-suite comprises a shower cubicle, his and her sinks with resin treated oak counter worktop, underfloor heating, and fully tiled walls. The exquisite family bathroom comprises a standalone bath, wash hand basin and W.C and a feature tiled wall.

Externally there is a large front lawned area with steps and a path to the entrance. There is a secluded patio area to the side where you can sit, relax and enjoy the evening sun with ramp access to the front decking.

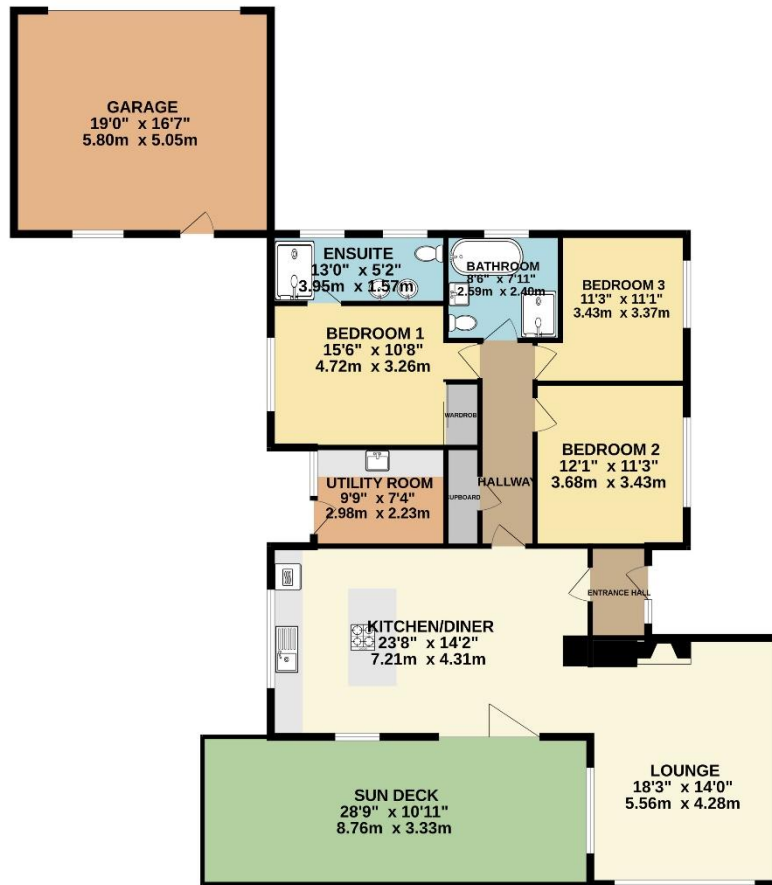
To the rear is a walled hardstand with parking for four to five cars and access to the double garage with power and light.

We would recommend an early viewing to view this truly stunning property situated in a great location.



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





TOTAL FLOOR AREA : 1626 sq.ft. (151.0 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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