



35 Norris Drive, Southway, Plymouth, Devon, PL6 6FU



Offers Over £220,000

Situated in the residential area of Southway and Tucked away at the end of a quiet cul-de-sac within a modern and well-kept housing estate, this attractive two-bedroom semi-detached home offers contemporary living in a peaceful setting. Perfectly suited for first-time buyers, young professionals, or those looking to downsize, the property provides a well-designed layout and a welcoming atmosphere throughout.

On the ground floor, you're greeted by an entrance hall that leads into a bright and comfortable living room an ideal space for relaxing or entertaining. To the rear, a stylish kitchen diner offers plenty of space for cooking and dining, with direct access to the garden – perfect for enjoying the warmer months. A convenient downstairs toilet and cloakroom completes the ground floor accommodation.

Upstairs, there are two generously proportioned bedrooms, both thoughtfully laid out to maximise space and light. The family bathroom features a modern suite with a shower over the bath, providing both comfort and functionality.

Outside, the sunny garden is a real highlight a good-sized, private space that enjoys pleasant views and plenty of sunshine throughout the day. Ideal for summer barbecues, gardening, or simply unwinding outdoors. There is side access to provide access to the front of the house.

Directly opposite the property, you'll find a tandem allocated parking spaces, offering convenient off-road parking for 2 vehicles. The estate also benefits from a recreational area just across the road, providing open green space for residents to enjoy. The property has the added benefit of privately owned solar panels and 3 years remaining on the NHBC.

With its modern design, quiet position, and easy access to amenities, this delightful home offers a wonderful opportunity to settle in a sought-after and friendly neighbourhood.

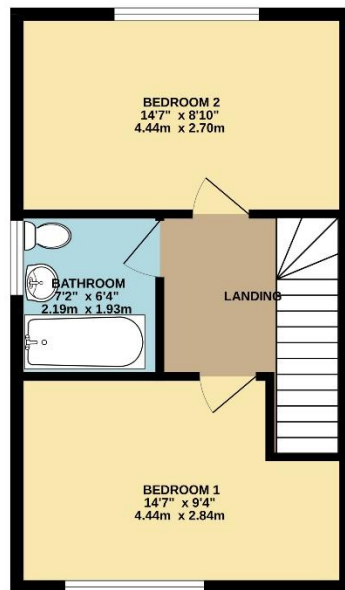
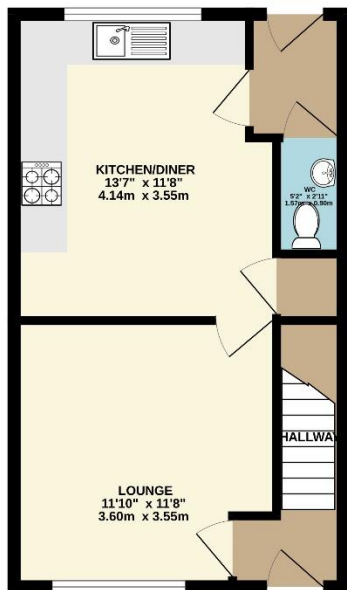
Agents Note: The development is run by a management company and there is a yearly charge for the maintenance and upkeep of the estate of £10 per month. The details of which should be confirmed by your solicitor.

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

www.langtownandcountry.com







TOTAL FLOOR AREA: 740 sq.ft. (68.7 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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