



16 The Grove, Stoke, Plymouth, Devon, PL3 4AL

Offers Over £475,000

Lang Town and Country are delighted to present this charming and characterful semi-detached home, ideally positioned in a sought-after residential cul-de-sac within the ever-popular suburb of Stoke.

Nestled in 'The Grove' a peaceful and established setting surrounded by an appealing mix of detached and semi-detached properties this residence offers the perfect balance of village-style charm and city convenience. Stoke is a highly regarded location just two miles from Plymouth city centre and benefits from a wealth of local amenities including shops, cafés, restaurants, Central Park, leisure facilities and excellent schooling to be found at DHS for boys and Stoke Dameral Primary.

This attractive home offers versatile and well-proportioned accommodation across two floors. The ground floor welcomes you with an inviting entrance hall, showcasing stripped wooden flooring and a characterful staircase. A useful downstairs WC/cloakroom adds practicality, while a separate study (or optional fourth bedroom) provides flexibility for modern family life or home working.

The spacious lounge has a door to the beautifully maintained rear garden and features a cosy fireplace, creating an ideal space to relax. There is also a separate dining room and a well-appointed kitchen fitted with a range of wall and base units, an oven, and a dishwasher perfect for everyday living and entertaining.

Upstairs, the property offers three generously sized bedrooms and a family bathroom. Many of the windows have been updated to uPVC, and electric heating provides year-round comfort.

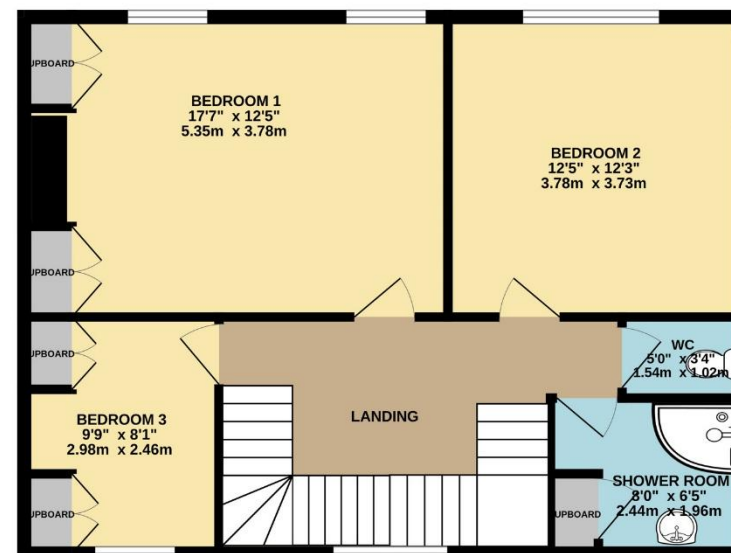
Externally, the property benefits from a driveway, a garage, and a neatly maintained front garden. To the rear, a stunning south-facing garden awaits mainly laid to lawn and thoughtfully landscaped with two attractive seating areas and colourful, mature flower borders offering a tranquil and private outdoor retreat. There are also two useful outbuildings.

Early viewing is highly recommended to fully appreciate this delightful home in one of Stoke's most desirable locations.

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







TOTAL FLOOR AREA : 1385 sq.ft. (128.7 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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