



Plot 1, 17 Frogmore Avenue, Eggbuckland,  
Plymouth, Devon, PL6 5XH

Offers Over  
£375,000

- 🏠 4-Bedroom Detached House
- 🏠 Private Development of Three Homes
- 🏠 Accommodation Over Three Stories
- 🏠 2 Parking Spaces
- 🏠 Open Plan Living



# Plot 1, 17 Frogmore Avenue, Eggbuckland, Plymouth, Devon, PL6 5XH

Plot 1 Frogmore is a 4-bedroom, 3 storey detached house. The property comprises of an entrance hallway, accessed via a porch, with downstairs WC and opens into the kitchen/diner and separate lounge. The spacious kitchen, which has windows to the side and front elevations includes a fridge freezer, electric Hob with oven and dishwasher. The lounge can be accessed through the kitchen area or the hallway and has patio doors to the rear elevation with separate windows to the side.

Stairs rise from the entrance hallway to the first-floor space which has three bedrooms, one of which is ensuite and a family bathroom.

Stairs from the landing then give access to the master bedroom with ensuite. The master bedroom has dormer windows to both the front and rear elevations, which includes a ensuite.

Outside there are 2 allocated parking spaces. The rear garden can be accessed from the front path through a side gate. The garden will be part paved with a timber built shed.

The first floor will be carpeted and LVT flooring throughout the remaining spaces on the ground floor.

## Location:

Eggbuckland is a popular residential suburb situated a little less than 3 miles from Plymouth City Centre. The properties are also a little under a mile to the A38, giving good access to Ivybridge, Exeter and beyond. Eggbuckland has many amenities including convenience stores, a public house, fish and chips shop, hair and beauty salons and takeaway establishments. Eggbuckland is also home to primary schools and a popular secondary school.

## Disclaimer:

The properties are new builds which are currently under construction. The images are computer generated and are indicative of the final finish only and from Plot 2 a smaller property type.



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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