







## Property Description

Located in the popular development of Sherford, this modern and beautifully presented five-bedroom townhouse offers flexible family living, ideally situated close to the A38 and within walking distance of the local school, park, sports facilities, public house and amenities.

Overlooking a pleasant green space, the property features a generous kitchen/diner with ample room for cooking, dining, and entertaining, along with a convenient downstairs WC.

The upper floors offer five well-proportioned bedrooms, including two with en-suite shower rooms, a stylish family bathroom, and plenty of built-in storage throughout.

To the rear, you'll find a private enclosed garden, ideal for relaxing and a gate leading to the garage and off-street parking adds further practicality to this impressive home.

With its peaceful outlook, local amenities, and growing community, this is a fantastic opportunity to secure a spacious home in one of Plymouth's most desirable new developments.

## Entrance

Enter the property through a door to the front aspect in the entrance hallway. There is a storage cupboard, understairs storage and downstairs WC.

## Kitchen / Diner

17' 3" max x 25' 9" max ( 5.26m max x 7.85m max )

Comprising; Matching wall and base units with work surface over, double eye level oven, gas hob with extractor fan, sink with drainer unit, space for undercounter washing machine, integrated fridge/ freezer and breakfast bar. There are windows to the front and rear aspects and double doors leading to the rear garden. There are two radiators and good sized dining / lounge area.

## Downstairs Wc

Comprising; WC, wash hand basin and radiator.

## First Floor

To the first floor landing there is a double glazed window to the front aspect and radiator.

## Lounge

17' 7" max x 19' 1" max ( 5.36m max x 5.82m max )

A spacious lounge with three radiators and two double glazed windows to the rear aspect.

## Study / Bedroom Five

9' 7" x 6' 9" ( 2.92m x 2.06m )

There is a radiator and double glazed window to the front aspect.

## Second Floor

To the second floor landing there is a radiator and storage cupboard.

### Bedroom One

13' 6" max x 10' 1" max ( 4.11m max x 3.07m max )

Double glazed window to the rear aspect, radiator and two built in wardrobes with sliding mirrored doors. Door leads to ensuite.

### Ensuite To Bedroom One

Comprising: Wash hand basin, WC, shower cubicle and towel radiator.

### Bedroom Two

10' 8" max x 8' 9" max ( 3.25m max x 2.67m max )

Double glazed window to the front aspect, storage cupboard and radiator.

### Esuite To Bedroom Two

Comprising; WC, wash hand basin, Shower cubicle and double glazed window to the front aspect.

## Third Floor

Storage cupboard.

### Bedroom Three

17' 7" x 8' 9" ( 5.36m x 2.67m )

Two double glazed windows to the front aspect and radiator.

### Bedroom Four

17' 3" x 9' 7" ( 5.26m x 2.92m )

Two double glazed windows to the rear aspect, radiator and loft hatch.

## Bathroom

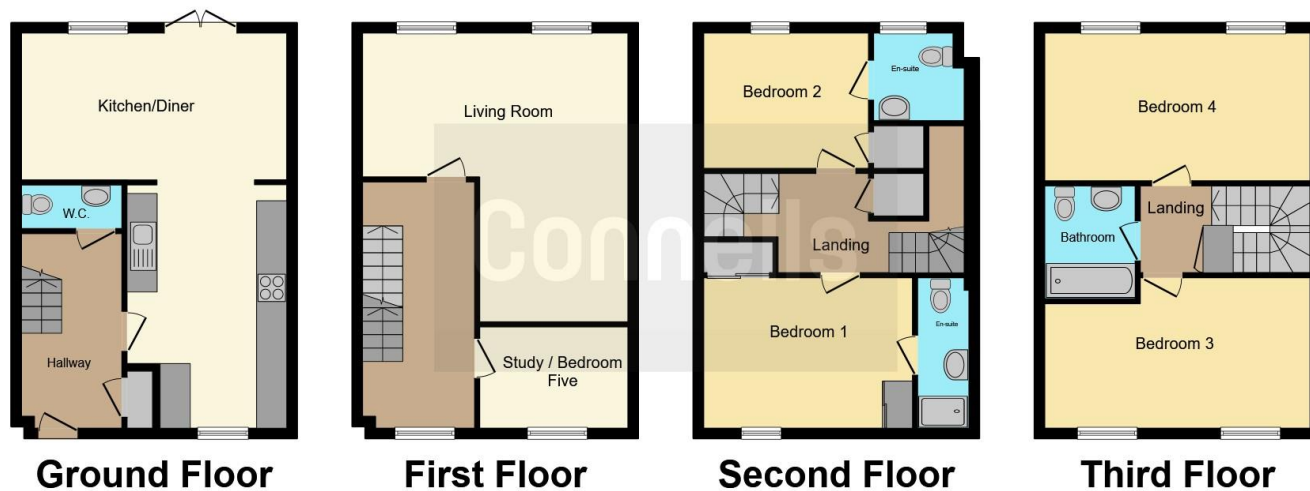
Comprising; Bath with shower over, wash hand basin, towel radiator and WC

## Outside

To the rear of the property there is a patio seating area and steps leading to raised decking. A gate leads to the rear garage and off street parking. The front of the property overlooks a greenspace.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Tenure: Freehold



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