



Sherford Road

Sherford Road, Plymouth, PL9 8BZ



LOCATION

Sherford Road is in the village of Elburton, near Plymouth city centre and is very popular due to its amenities such as schools, parks and local businesses.

DESCRIPTION

This recently refurbished detached home in Elburton offers a perfect blend of style, comfort and functionality. Whether you're drawn to the modern kitchen and multiple family rooms, or the outdoor spaces which include the convenience of ample parking and a versatile outbuilding.

ACCOMMODATION

As you enter through the porch on the ground floor, you are greeted by a thoughtful recess designed for coats and shoes, ensuring a neat and organized entryway. The ground floor seamlessly unfolds into a series of three reception rooms, each leading into the next, creating a versatile and interconnected living space.

The heart of the home lies in the brand-new eat-in kitchen with quartz worktops. Just off the kitchen there is a utility room with a door leading out to the side of the house. There is also a shower room and an office on the ground floor, ideal for those who work from home, providing a quiet and productive environment.

Upstairs there are four bedrooms, with bedroom one having an ensuite shower room, plus a separate main bathroom.

OUTSIDE

To the front of the house is room for a few cars to park, plus a double garage and a covered area for logs etc. At the

rear of the house there is an outbuilding with electric, lighting and a kitchen as well as a patio area, shrubs, flower beds and a pond.

DIRECTIONS

From our Plymouth office, continue on the B3416 and turn right onto Cot Hill. At the roundabout, take the second exit onto Merafield Road. Continue onto Haye Road and then after one mile turn left onto Elburton Road/A379. At the roundabout take the first exit onto Sherford Road and the property will be on your right.

SERVICES

Mains Electricity
Mains Drainage
Heating: Gas Central Heating
Council Tax: Band F
Full mobile coverage via EE, Vodafone, Three and O2 are available at the property.

This recently refurbished detached home in Elburton comprises 4 bedrooms, 3 bathrooms, 3 receptions, an office and an impressive eat-in kitchen.

- Detached house
- 4 bedrooms
- Bathroom and two shower rooms
- 3 Reception
- Home office
- Versatile outbuilding
- Double garage
- Solar panels with battery
- Freehold
- Council Tax Band F

Guide Price £600,000



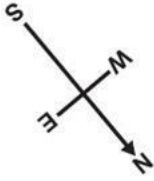
Approximate Area = 2012 sq ft / 186.9 sq m

Garage = 269 sq ft / 25 sq m

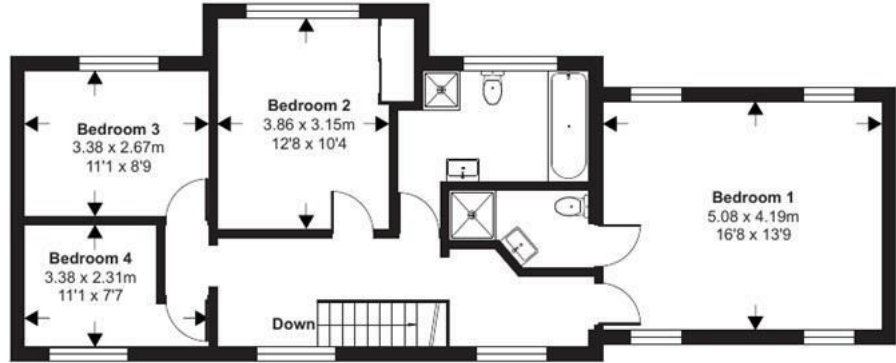
Studio = 236 sq ft / 21.9 sq m

Total = 2517 sq ft / 233.8 sq m

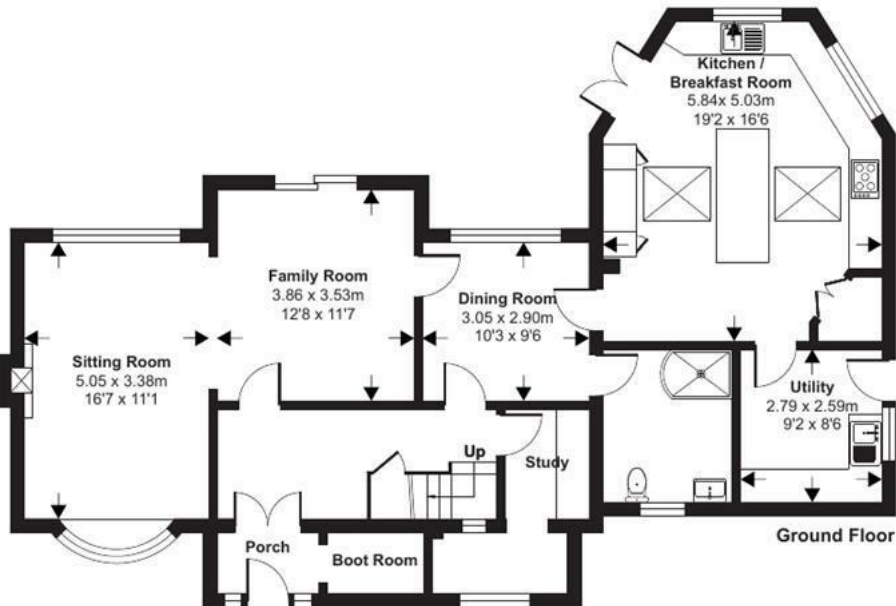
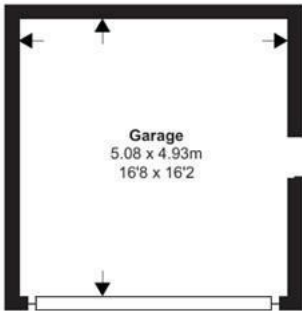
For identification only - Not to scale



Studio



First Floor

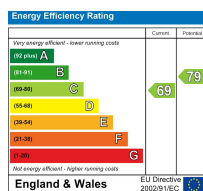


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1073318

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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