



12 Lord Morley Way, Elburton, Plymouth, Devon, PL9 8AF



# Price £575,000



Lang Town & Country are proud to be able to offer this modern five-bedroom detached family home. Located in a highly desirable residential area the property backs onto surrounding woodlands and has a private rear garden.

The spacious and particularly well-proportioned accommodation comprises two reception rooms, lounge with feature wall mounted fire and French doors leading onto the enclosed garden, bedroom five/study, modern fitted kitchen/diner with a range of integrated appliances that include fitted hob and double oven, dishwasher & fridge freezer along with a separate utility room and cloakroom. On the first floor there are four good size bedrooms, one of which has en-suite facilities and there is a family bathroom.

To the front you have a low maintenance garden and double driveway that provides access to the double garage. To the rear of the property there is an enclosed private rear garden that backs onto the local woodlands. The property has the remainder of an NHBC guarantee and needs to be seen to be fully appreciated.

This family home is situated within close proximity to amenities and transport links. Elburton Village offers a wide array of shops to include a cooperative store, post office, butchers and bakers to name but a few. Transport links provide access to the Plymstock Broadway Shopping Centre and the vibrant city centre of Plymouth. Recreational facilities can be found close by to include Horsham Playing Fields and the stunning coastal walks that can be found at Wembury and Heybook Bay.

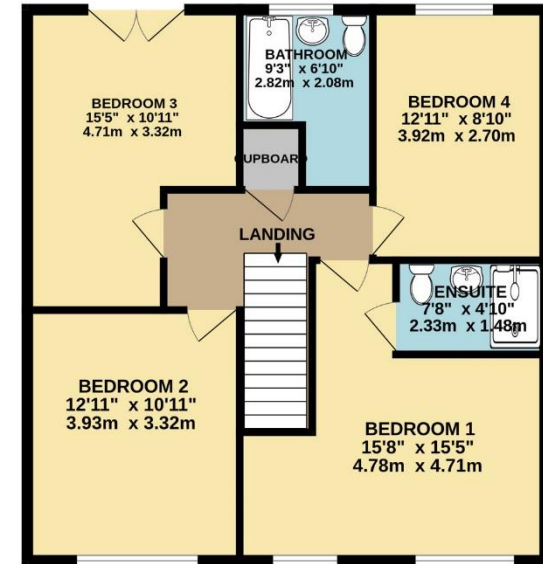
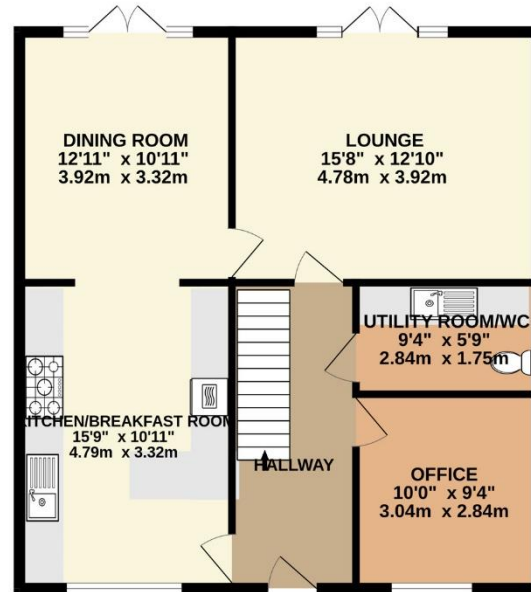
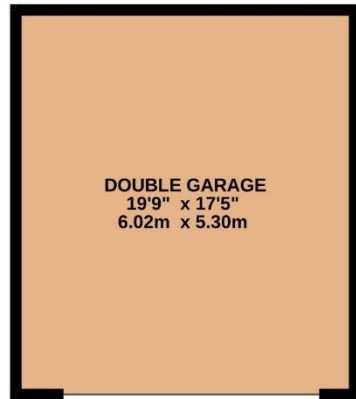
Agents Note: The development is run by a management company and there is a yearly charge for the maintenance and upkeep of the estate of £700.00 The details of which should be confirmed by your solicitor.



To view this property call Lang Town & Country Estate Agents on 01752 456000.

[www.langtownandcountry.com](http://www.langtownandcountry.com)





TOTAL FLOOR AREA : 1856 sq.ft. (172.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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