



9 Campbell Road, Plymstock, Plymouth, Devon, PL9 8UF



Price £499,000



Beautifully presented, detached 4 Bedroom family home situated in central Plymstock and within proximity to well-regarded schooling.

The property comprises on the ground floor; generous sized entrance hallway with cloakroom/WC. There is a dual aspect living room with feature fireplace and doors lead through to the family room which has underfloor heating and a skylight window letting in an abundance of light. The family room also has bifold doors that open to the garden. There is also a large dining room. The modern fitted kitchen/breakfast room has a range of modern wall and base unit with granite worktop, an instant hot water and filtered water tap, integrated fridge/freezer, dishwasher and a double oven and hob. From the kitchen there is a side door that leads to a covered area providing access to a utility room. The main bedroom having fitted wardrobes and an ensuite shower room. There is also a modern bathroom.



Externally to the front you have a lawned garden with shrubs and a driveway proving parking and access to the garage. The garage has an electronic door. To the rear of the property, you have a well-kept enclosed garden with a patio seating area and a shed, a laid to lawn garden all enclosed buy well established shrubs and trees giving a blanket of privacy.

This property is close to an array of local amenities including the Broadway Shopping Centre, Doctor's Surgeries and Dental Surgeries. Recreational facilities can be found close by to include the Mount Batten Water Sports Centre, Staddon Heights Golf Course and the picturesque countryside and coastlines found at the South Hams which offers stunning walks along the Southwest coastal path. Transport links provide access to the vibrant Plymouth City Centre and the South Hams.

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



GROUND FLOOR
1346 sq.ft. (125.0 sq.m.) approx.



1ST FLOOR
910 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA : 2256 sq.ft. (209.6 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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