



9 Kingfisher Way, Oreston, Plymouth, Devon, PL9 7RU



# Guide Price £400,000



9 Kingfisher Way is a spacious and beautifully presented 3 double bedroom end-terrace house situated in a sought-after residential location with stunning views overlooking Hooe Lake. Arranged over three floors, this modern family home offers versatile living spaces ideal for families or professionals seeking a peaceful lifestyle with easy access to local amenities and the local waterways where you can enjoy direct access to the and enjoy a wide range of water sports.

The ground floor features a welcoming entrance hall, here you will find a WC and access to one of the double bedrooms. Steps lead down to a contemporary kitchen/diner with ample space for entertaining, and a bright living area with patio doors that allow natural light to flood the space, and provide access to the southerly facing rear garden. On the first floor there is a generously sized lounge with Juliet balcony that enjoys the views on offer. Steps lead up to a further double bedroom and a stylish family bathroom. The entire top floor is dedicated to the impressive master suite, complete with a private en-suite bathroom and picturesque lake views.



Located on a generous size corner plot with a south facing garden that benefits from the fantastic views on offer. The rear garden is perfect for outdoor relaxation and entertaining guests. To the front of the property there are 2 allocated parking spaces. Located close to schools, parks, and transport links, this property offers both convenience and tranquillity in this sought after location.

This is a rare opportunity to acquire a spacious home in a prime location perfect for those looking to enjoy scenic waterside living.

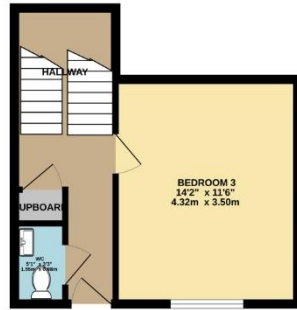
## Agents Note

We understand the property has planning permission for a wrap around single extension off the kitchen, please speak with the office 01752 456000 for further information.

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

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





TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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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