



45 The Old Wharf, Oreston, Plymouth, Devon, PL9 7NP

Price £485,000

Located within the highly sought-after waterside development of 'The Old Wharf' in Oreston, this beautifully presented three-storey townhouse offers spacious and versatile accommodation, ideal for a wide range of buyers. The property has undergone an extensive programme of refurbishment in recent years, completed to an exceptional standard throughout.

Upon entry, the ground floor comprises a generous double bedroom with en-suite shower room, a separate utility room, and internal access to the double garage—offering both practicality and flexibility.

The first floor boasts a spacious, light-filled lounge, with patio doors opening onto a balcony—perfect for unwinding while enjoying breath-taking waterside views. A feature media wall with an inset living flame gas fire adds a stylish and cosy focal point to the room.

Adjacent is a superb open-plan kitchen and dining area, thoughtfully designed for modern family living and entertaining. The kitchen is fitted with an extensive range of matching wall and base units, complemented by polished stone work surfaces and matching splashbacks. Additional features include an inset sink with mixer tap, boiling water tap, and filtered water system.

High-end NEFF appliances include a built-in oven, combination microwave, warming drawer, integrated fridge, freezer, and dishwasher. A walk-in larder, accessed via double doors, provides excellent additional storage.

To the front, sliding double-glazed doors open onto a second balcony, enclosed by a contemporary stainless steel and glass balustrade. An additional front-facing window in the dining area ensures this entire space is bright and welcoming.

The top floor offers three well-proportioned bedrooms and a stylish family bathroom. The impressive master suite benefits from a modern en-suite shower room and a generous walk-in wardrobe.

To the front, a private driveway provides off-road parking for two vehicles and leads to an integral garage, which is equipped with an electric roller door, lighting, and power supply.

To the rear, the property enjoys a level, westerly-facing garden—perfectly positioned to capture the afternoon sun. With spectacular views over the surrounding waterside, this outdoor space is ideal for entertaining family and friends in a truly picturesque setting. A gate provides access to The Old Wharf grounds and the surrounding waterways.

The Old Wharf resident's slipway is 100 metres away. Convenient dog walking from the garden along the coastal path and into Radford Park. No service charges in The Old Wharf. This stunning home must be viewed at the earliest opportunity to fully appreciate the lifestyle on offer.

'Oreston' is a pretty village located on the Cattewater and offers amenities comprising of, a general store, florist, hairdressers, church and parklands. The family home is within the catchment area for the popular Oreston Primary School with a feed through to Plymstock Comprehensive School. Further amenities can be found in Plymstock including the Broadway Shopping Centre and Morrison's Superstore. Transport links connect you to the vibrant Plymouth city centre and the South Hams countryside and coastline. Recreational facilities are within close proximity including the Mount Batten Water Sports Centre and Staddon Heights Golf Course.

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

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TOTAL FLOOR AREA : 1515 sq.ft. (140.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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