



79 Sherford Road, Elburton, Plymouth, Devon, PL9 8BH

Price £550,000

Available to the open market for the first time since it was built, 79 Sherford Road, Elburton presents an exceptional opportunity to acquire a spacious, double-fronted four-bedroom detached bungalow set on a fantastic-sized plot with a detached double garage.

The property offers flexible and versatile accommodation, ideal for a wide range of potential purchasers, including families, downsizers, or those seeking a home with development potential.

Approached via a private double driveway, there is ample parking for several vehicles. A welcoming entrance hall provides central access to the principal rooms.

The accommodation includes a bay-fronted lounge with a feature fireplace, a light and spacious dual-aspect kitchen/diner with patio doors opening to the rear garden, and a separate utility room. There are three double bedrooms and a single, along with a separate WC and a modern shower room.

One of the standout features of this home is its extensive plot, which offers scope for further extension or development (subject to any necessary consents).

The detached double garage benefits from roller doors to both the front and rear, providing convenient through access to the garden, as well as light and power.

To the rear, the generous garden is mainly laid to lawn, with a variety of seating areas, perfect for outdoor entertaining or relaxation. There is also a garden room offering additional flexibility for hobbies, storage, or leisure use.

This is a rare opportunity to purchase a substantial and adaptable property in a sought-after location, viewing is highly recommended to appreciate the full potential on offer.

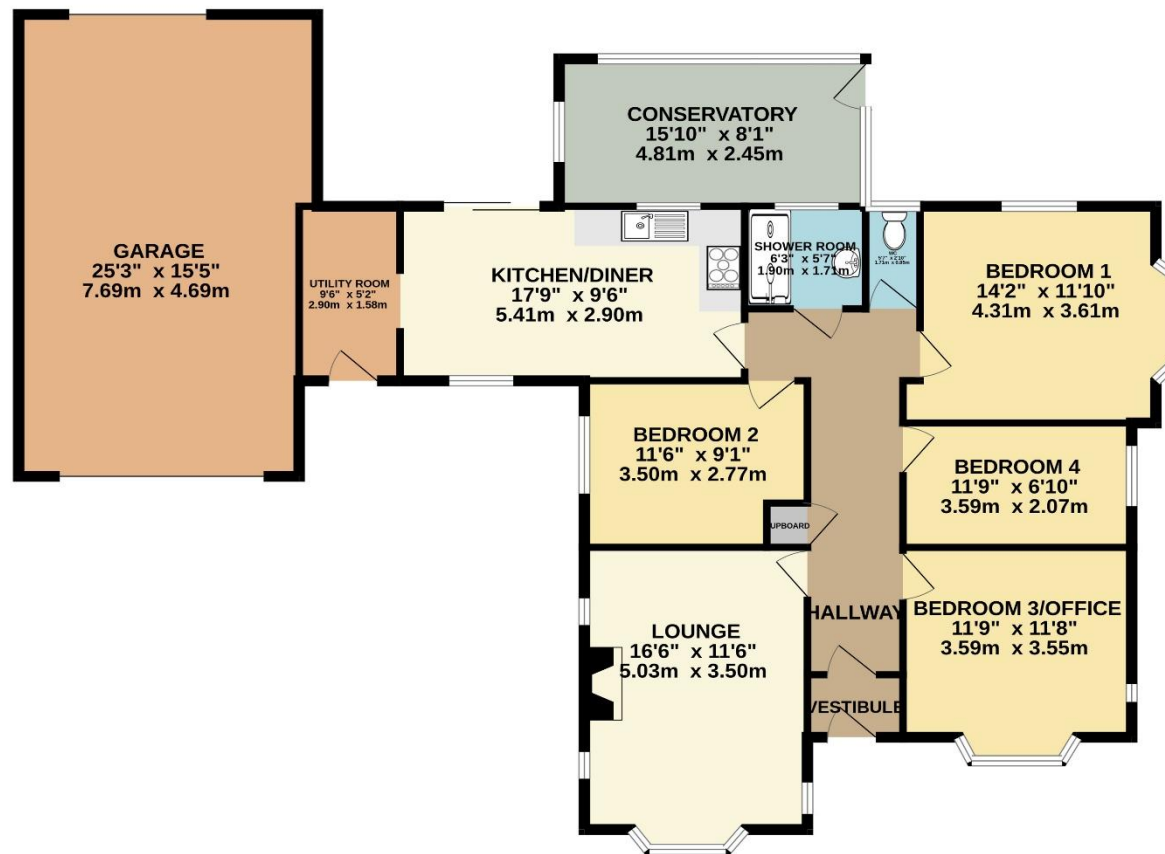
This family home is situated within close proximity to amenities and transport links. Elburton Village offers a wide array of shops to include a cooperative store, post office, butchers and bakers to name but a few. Transport links provide access to the Plymouth Broadway Shopping Centre and the vibrant 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 Heybrook Bay.

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

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TOTAL FLOOR AREA: 1550 sq.ft. (144.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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