



Asking Price £480,000

Located in a peaceful cul-de-sac in the ever-popular Eggbuckland area of Plymouth, this exceptional four-bedroom detached family home is beautifully presented throughout and offers a superb blend of contemporary style, spacious living, and versatile accommodation. Set back from the road with a driveway and garage, the home welcomes you into a bright hallway that leads into a generous dual-aspect lounge – an inviting space filled with natural light and modern finishes. To the rear is a stylish dining room with French doors opening to the garden, ideal for both family meals and entertaining. The stunning kitchen/breakfast room is the heart of the home, featuring high-gloss units, integrated appliances including a fridge/freezer, dishwasher, washing machine, tumble dryer, double oven, ceramic hob, and a wine cooler. A breakfast bar provides additional space for casual dining. A ground floor double bedroom adds flexibility for guests or a home office, while upstairs you'll find three further bedrooms, including a spacious master with en-suite and a separate dressing room. The modern family bathroom completes the accommodation. The rear garden is private and spacious, with a patio and decked areas plus a lawn bordered by tall evergreens, perfect for families and outdoor living. Close to sought-after primary and secondary schools, and offering easy access to local amenities, this is a turn-key family home not to be missed.

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Established 2008

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Bearsdown Close, Egguckland, PL6 5TX

Entrance Hall

A welcoming entrance hall with neutral décor and quality flooring that flows throughout much of the ground floor. Radiator, ceiling spotlights, and internal doors to the lounge, WC, kitchen, and dining room. A staircase leads to the first floor.

Lounge

6.78m x 3.78m (22' 3" x 12' 5")

A stunning dual-aspect main reception room filled with natural light from large uPVC double glazed windows. Tastefully decorated with modern tones and fitted with recessed ceiling spotlights and grey-toned flooring. Ample space for multiple sofas and additional furnishings.

Dining Room

3.71m x 2.79m (12' 2" x 9' 2")

Positioned at the rear of the property with French doors opening directly to the garden, this versatile reception room is ideal for family dining or entertaining. Ceiling pendant light, uPVC double glazed doors, and contemporary flooring.

Kitchen/Breakfast Room

5.53m x 3.12m (17' 7" x 10' 3")

A show-stopping contemporary kitchen fitted with a wide range of sleek gloss units, solid worktops, and modern subway tile splashbacks. Equipped with an eye-level double oven, ceramic hob with extractor over, integrated fridge/freezer, dishwasher, washing machine, tumble dryer, and a wine cooler. Dual aspect uPVC double glazed windows provide a bright and airy feel, and a breakfast bar offers informal dining space. Ceiling spotlights and radiator.

Downstairs WC

Convenient cloakroom comprising a low-level WC and wash hand basin with tiled splashback. Extractor fan and ceiling light.

Bedroom Four (Ground Floor)

4.61m x 2.64m (15' 2" x 8' 8")

Currently used as a playroom/guest room, this spacious double bedroom features a side aspect uPVC double glazed window, radiator, and modern flooring. Ideal as a bedroom or home office.

First Floor

Landing

Bright landing with access to all first-floor bedrooms and family bathroom. Ceiling light point and fitted carpet.

Bedroom One

4.74m x 3.12m (15' 7" x 10' 3")

A superb principal bedroom with far-reaching views via a uPVC double glazed window, neutral décor, and ample room for wardrobes and furnishings. Door to:

En-suite Shower Room

Comprising a walk-in shower enclosure with mains shower, pedestal wash basin, and low-level WC. Tiled walls, heated towel rail, and extractor fan.

Dressing Area

2.80m x 3.12m (9' 2" x 10' 3")

Flexible space ideal as a dressing room or potential nursery/home office.

Bedroom Two

4.74m x 2.62m (15' 7" x 8' 7")

Another generously sized double room with side aspect window, radiator.

Bedroom Three

3.78m x 2.80m (12' 5" x 9' 2")

A light and airy bedroom with ample space for a double bed and wardrobes. Window to front, radiator, and ceiling light.

Family Bathroom

2.58m x 1.75m (8' 5" x 5' 9")

Modern three-piece suite comprising a beautiful bath, vanity wash hand basin, separate shower enclosure, close coupled wc. Fully tiled walls, heated towel rail, and extractor fan.

External

To the front of the property is a driveway providing off-road parking and access to the garage. The rear garden is a key highlight – generous in size and arranged over multiple levels to provide both relaxation and play spaces. A patio and decked seating area are perfect for entertaining, while a lawned section offers privacy thanks to tall hedgerow screening. The garden is enclosed, ideal for families.



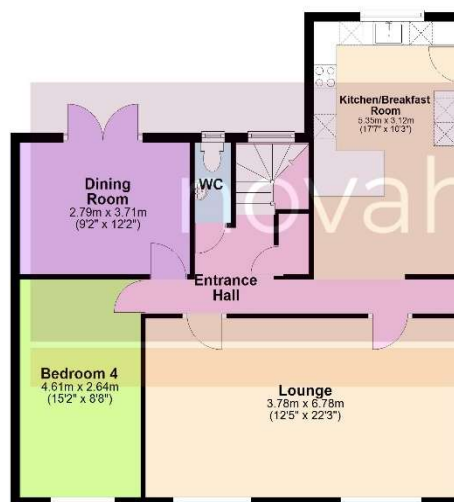




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Ground Floor



First Floor

