



Falcon

01752 600444

2 Hillside Close

Buckland Monachorum, Yelverton, PL20 7EQ

£365,000





In Brief

Stylish 4-Bed Detached Family Home in Sought-After Buckland Monachorum

Reception Rooms Large living room & separate dining room

Bedrooms 4 bedrooms

Heating Gas central heating

Area 1472 sq ft

Tenure Freehold

Parking Driveway parking plus garage.
Garden room

Council Tax E

Description

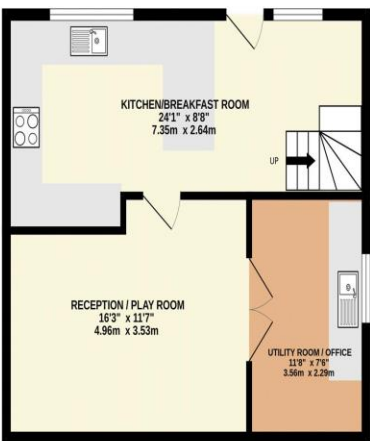
Tucked away in a peaceful cul-de-sac on the edge of the ever-desirable village of Buckland Monachorum, this beautifully presented modern four-bedroom detached home offers generous living spaces, stylish design, and a wonderful village lifestyle. The entrance hallway leads to a bright dining/family room with sliding doors that open onto a balcony, perfectly framing the open outlook to the rear. A spacious living room sits to the front, and a convenient guest W/C completes the ground floor. On the lower ground floor, the heart of the home unfolds – a large, contemporary kitchen/breakfast room featuring sleek fitted units, a breakfast bar, and direct access to the garden. This level also includes a versatile second reception/family room, ideal as a children's playroom or media room, along with a utility/office space for modern family living. Upstairs, the first floor offers four bedrooms and a modern family bathroom, providing both comfort and practicality. Outside, the enclosed rear garden is a true retreat, with a level lawn, decked area, and decorative patio seating – perfect for relaxing or entertaining. Buckland Monachorum is a picture-perfect village, home to the popular St Andrews C of E Primary School, the charming Drake Manor Inn, and the historic Buckland Abbey, once the home of Sir Francis Drake. Despite its village setting, Plymouth is just approx. 8 miles away, with Derriford Hospital only a 20-minute drive on a good day! This is a rare opportunity to secure a spacious and stylish family home in a location that blends countryside charm with modern convenience.

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Floor Plans

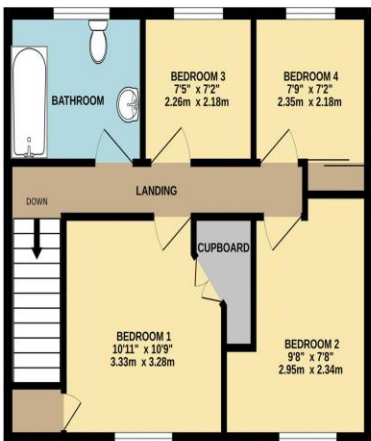
LOWER GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1471 sq.ft. (136.7 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	76
(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
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