



LANG TOWN
& COUNTRY
SALES

3 Brookwood Road, Elburton, Plymouth, PL9 8BN



Price £450,000



This beautifully presented and recently refurbished three-bedroom detached bungalow, occupying a delightful position with exceptionally well-maintained gardens, garage and separate workshop.

This is an attractive detached bungalow that has been recently refurbished to create a comfortable and contemporary home, whilst retaining the appeal and practicality associated with single-storey living.

The accommodation is centred around a welcoming entrance hall, providing access to all principal rooms. The spacious lounge offers a comfortable reception space, while the modern fitted kitchen has been thoughtfully designed with a range of units, and integrated appliances.

There are three well-proportioned bedrooms, complemented by a stylishly appointed modern shower room. A useful utility cupboard provides additional storage and space for household appliances.

Externally, the property is particularly appealing, with beautifully maintained gardens to both the front and rear. The gardens have been lovingly cared for and feature an impressive variety of established planting, including mature shrubs, bushes and well-stocked flower beds, creating a colourful and peaceful setting. The rear garden provides a lovely private space in which to relax and enjoy the outdoors.

The property also benefits from a garage and separate workshop, providing excellent storage and useful space for hobbies, DIY or those requiring additional workspace.

Brookwood Road is situated within the popular village of Elburton, an established residential area on the eastern outskirts of Plymouth. Elburton offers a good range of local amenities including a village shop, convenience stores, public houses, cafés and other everyday facilities, whilst the nearby Broadway Shopping Centre in Plymstock provides a wider selection of shops and services.

There are well-regarded local schools within easy reach, together with regular bus services providing access towards Plymstock and Plymouth. For commuters, the A38 is readily accessible, providing excellent connections towards Exeter and the wider road network.

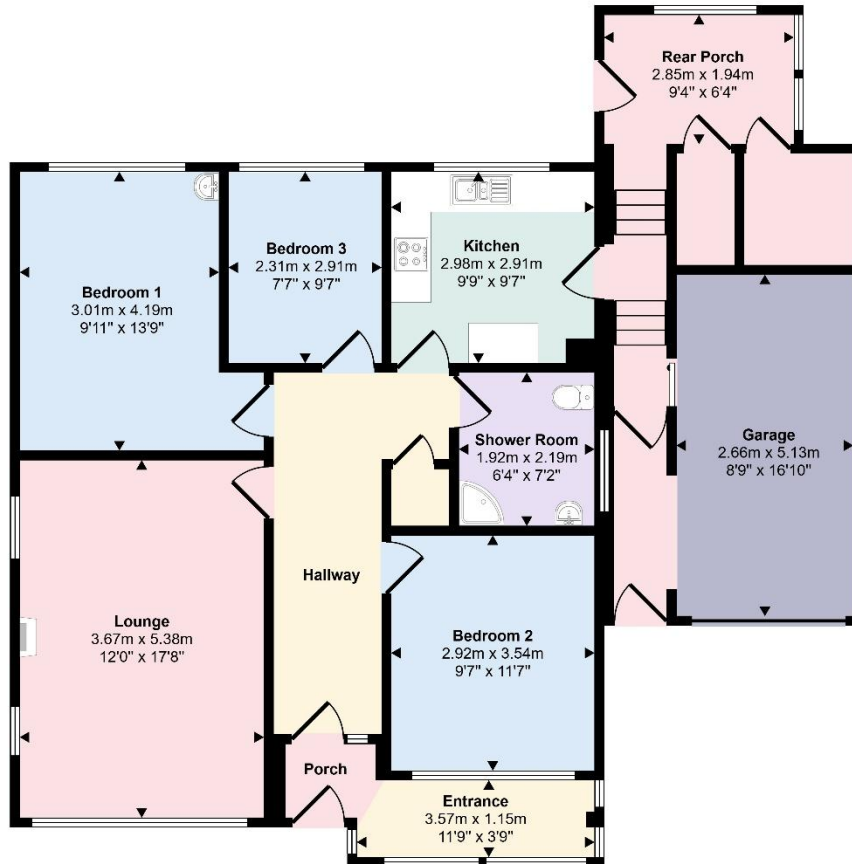
The area is also ideally placed for enjoying the South Hams, with the beautiful countryside and coastline around Wembury, Heybrook Bay and the South West Coast Path all within easy reach. The nearby National Trust estate at Saltram provides extensive parkland and riverside walks, whilst Plymouth's waterfront, Barbican and city centre are also readily accessible.



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



Approx Gross Internal Area
119 sq m / 1281 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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