



LANG TOWN
& COUNTRY
SALES

34 Springfield Close, Elburton, Plymouth, PL9 8QG

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Price £395,000



A superb extended semi-detached family home, situated in the highly sought-after residential area of Elburton, close to a wide range of local amenities, excellent transport links and well-regarded schools. Beautifully presented throughout, the property also benefits from a stunning southerly-facing private rear garden, ideal for families and entertaining alike.

The spacious accommodation briefly comprises an inviting entrance hallway leading into a generous open-plan lounge/dining room, which flows seamlessly into the additional open-plan kitchen area, creating a fantastic sociable living space. From the lounge, bi-fold doors open into a full-width sun lounge overlooking the rear garden, allowing an abundance of natural light throughout the ground floor.

Further ground floor accommodation includes a modern shower room fitted with a three-piece suite and an additional reception room which offers versatility as a fourth bedroom, home office or playroom. To the first floor there are three well-proportioned bedrooms together with a family bathroom.

The kitchen also provides access to an internal lobby leading to the garage and a separate utility room, adding further practicality to this excellent family home.

Externally, the property boasts a driveway providing off-road parking and access to the garage, together with beautifully maintained front and rear gardens. The attractive south-facing rear garden offers a high degree of privacy and is perfect for outdoor dining and relaxation.

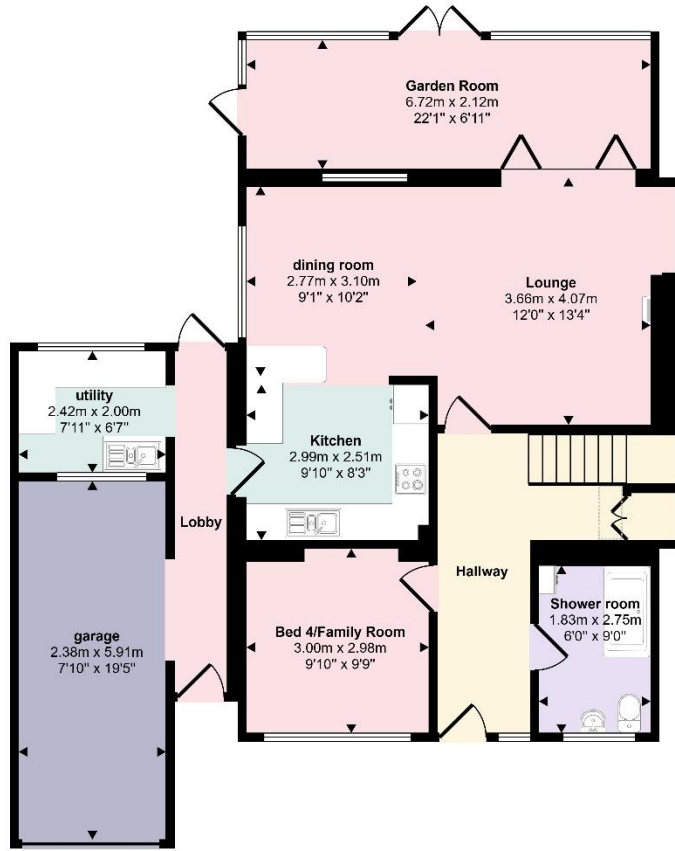
This family home is situated within close proximity to amenities and transport links. Elburton Village offers a wide array of shops to include a cooperative store, post office, butchers and bakers to name but a few. Transport links provide access to the Plymstock Broadway Shopping Centre and the vibrant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



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

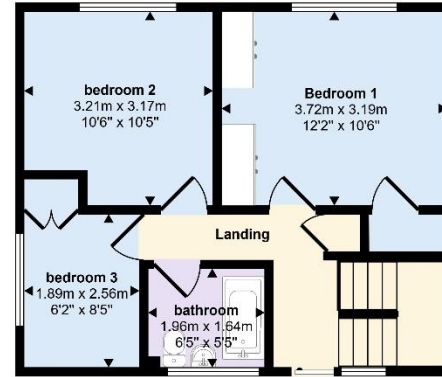


Approx Gross Internal Area
147 sq m / 1586 sq ft



Ground Floor
Approx 106 sq m / 1141 sq ft

Denotes head height below 1.5m



First Floor
Approx 41 sq m / 446 sq ft

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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