

3 Fairway Gardens, Sparkwell, Plymouth, Devon, PL7 5FE

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SALES





Price £480,000

3 Fairway Gardens is an impressive three-bedroom detached residence, beautifully positioned on the edge of Sparkwell Golf Course and enjoying far-reaching views across the fairways towards the open moorland of Dartmoor. Offered to the market with no onward chain, this exceptional home represents a rare opportunity to secure a property in an outstanding setting within an exclusive development designed specifically for the over 55s.

Fairway Gardens is a small and exclusive development of just 12 beautifully crafted homes, built by the highly regarded Blue Cedar Homes. Thoughtfully designed with quality, practicality and low-maintenance living in mind, the development occupies an enviable position within the highly sought-after South Hams village of Sparkwell, surrounded by beautiful countryside yet within easy reach of Plymouth and the stunning South Devon coastline.

The property itself offers light, spacious and exceptionally well-planned accommodation arranged over two floors. At the heart of the home is a superb open-plan kitchen, dining and living space, creating a wonderfully sociable area that is ideal for both everyday living and entertaining. The kitchen flows naturally through to the dining area and lounge, with large windows allowing the surrounding green outlook to become a real feature of the room. Doors open directly onto the rear garden, creating a lovely connection between the inside and outside spaces.

The dining room offers the potential to be used as a ground-floor bedroom should the need arise in the future. The ground floor also benefits from a useful shower room, while an internal door provides direct access into the generous integral garage, offering excellent storage and convenience.

Upstairs, the principal bedroom is a particularly impressive room, featuring a stylish en-suite shower room and Juliet balcony overlooking the surrounding greenery. There are two further well-proportioned double bedrooms, with bedroom two benefiting from a Jack and Jill arrangement providing access to the main family bathroom. This offers excellent flexibility for visiting family and guests.

Outside, the property enjoys a particularly attractive and private rear garden, predominantly laid to lawn with a paved patio seating area. The garden provides a wonderful space in which to relax and enjoy the tranquillity of the setting, with the far-reaching views across the golf course and towards Dartmoor providing an impressive backdrop.

One of the many attractions of Fairway Gardens is the emphasis on easy and low-maintenance living. A visiting estate manager oversees the maintenance of the communal areas, as well as the owners' private gardens. The service also includes selected external maintenance, including external redecoration, window cleaning and gutter clearance, allowing residents to enjoy their homes without many of the usual responsibilities associated with property ownership.

Sparkwell itself offers a wonderful rural setting on the edge of Dartmoor, while the surrounding South Hams countryside provides an abundance of opportunities for walking and enjoying the great outdoors. The stunning South Devon coastline, including the highly sought-after coastal towns and villages around the South Hams, is also within easy reach.

This is a superb opportunity to acquire a beautifully positioned detached home within this exclusive over-55s development, combining spacious and thoughtfully designed accommodation with stunning surroundings and the convenience of a managed, low maintenance lifestyle. The quarterly management fee of £760 includes provision for a well maintained communal garden area and frontage to all of the houses, a gardener and an external maintenance programme including gutter cleaning and painting.

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













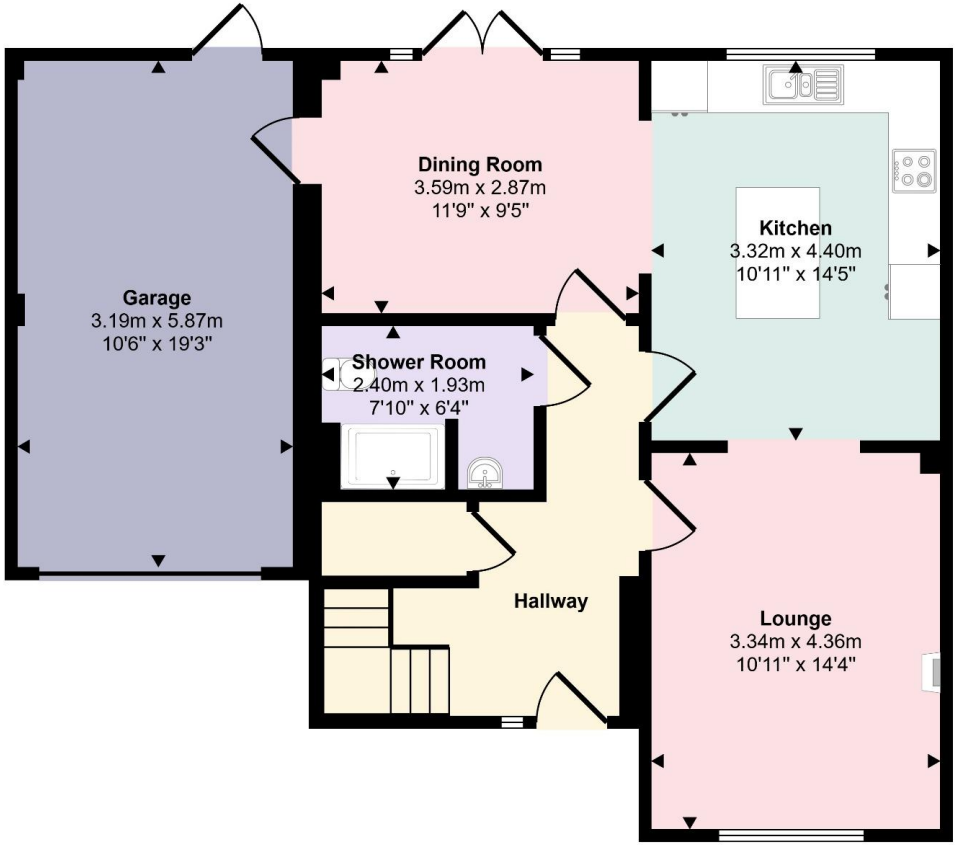




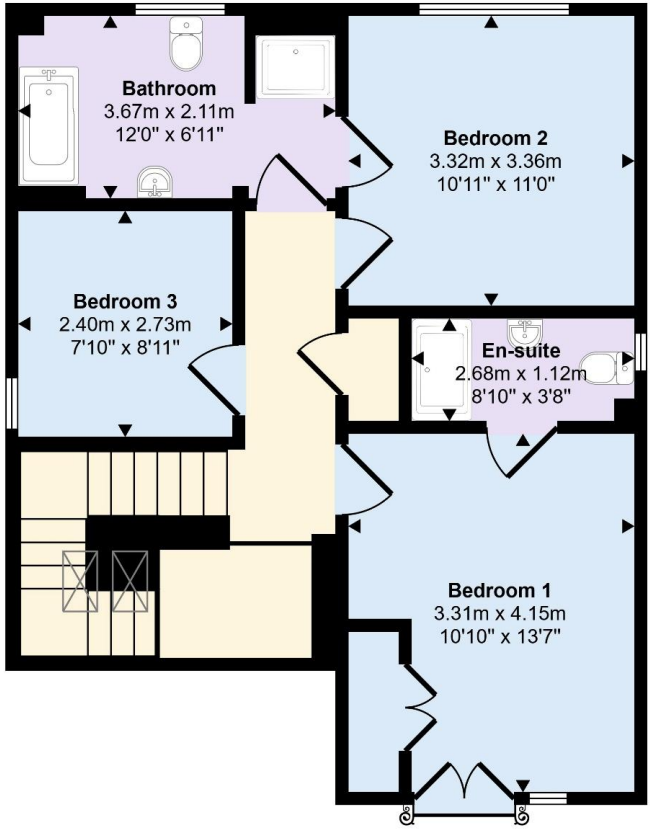


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Approx Gross Internal Area
138 sq m / 1481 sq ft



Ground Floor
Approx 79 sq m / 851 sq ft



First Floor
Approx 59 sq m / 630 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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