

45 Elburton Road, Elburton, Plymouth, Devon, PL9 8JH

LANG TOWN
& COUNTRY
SALES





Price £500,000

Situated in the sought-after area of Elburton, with easy access to the A38 and Plymouth city centre, this impressive five-bedroom detached home offers versatile and spacious accommodation, generous outdoor entertaining space and a fantastic range of additional features.

The property welcomes you via an entrance hallway, leading through to a modern open-plan kitchen-diner, creating an ideal space for everyday family life and entertaining. Also on this level is a useful storage room, formerly the garage, which offers the potential to be converted back if desired, alongside a convenient WC and separate utility room. The upper floor provides four well-proportioned double bedrooms, including a principal bedroom with its own en-suite shower room, together with a four-piece family bathroom.

Descending from the entrance hallway, the lower ground floor offers further versatile accommodation, comprising a fifth double bedroom, an additional WC with plumbing already in place for a shower, and a particularly generous lounge. The lounge enjoys access to the rear balcony, providing a wonderful vantage point across the garden and surrounding greenery.

Externally, the property continues to impress. To the front, there is ample off-street parking, while to the rear, a large, decked garden backs directly onto mature trees and the neighbouring quarry, creating a lovely sense of privacy and a leafy outlook. Designed with relaxation and entertaining in mind, the garden features several distinct seating and leisure areas, including an outdoor dining space, a fire-pit area complete with entertainment system, and a heated swimming pool.

Further benefits include 4.8kW solar panels and a substantial 10kW battery storage system, helping to improve the property's energy efficiency.

Offering five double bedrooms, flexible living accommodation, excellent outdoor entertaining facilities and ample parking, this is a fantastic opportunity to acquire a distinctive family home in Elburton.

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





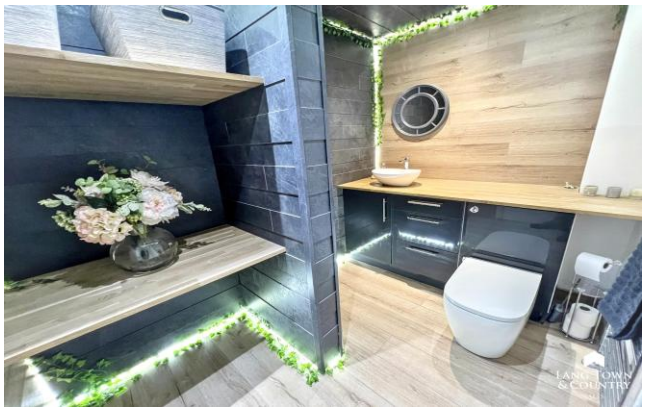










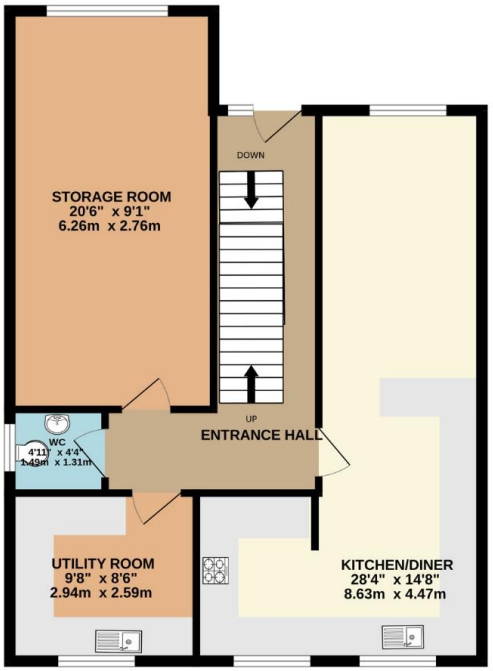




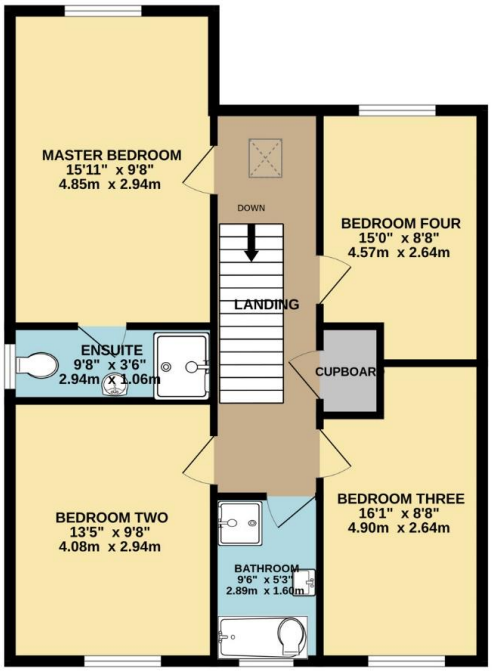
BASEMENT LEVEL
489 sq.ft. (45.4 sq.m.) approx.



GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.1 sq.m.) approx.



45 ELBURTON ROAD

TOTAL FLOOR AREA : 1975 sq.ft. (183.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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