



296 Fort Austin Avenue

Eggbuckland, Plymouth, PL6 5SR

Guide Price £700,000



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FORT AUSTIN AVENUE, EGGBUCKLAND, PLYMOUTH, PL6 5SR

GUIDE PRICE £700,000 - £750,000

SUMMARY

A beautifully presented & substantially extended detached family home, upgraded & improved to a high standard, offering a spacious, flexible & adaptable layout. Occupying a generous plot, the property benefits from outstanding parking facilities, including remote-controlled double gates leading to a large driveway with space for up to 12 vehicles, a double garage & a 24ft carport. To the rear are beautifully maintained wrap-around gardens with a desirable south/south-west aspect, enjoying long panoramic views. The property also features a well-equipped fitness room.

The accommodation begins with an entrance lobby leading into an impressive 26ft reception hall. There are 3 spacious reception rooms, including a stunning garden room/dining room designed for indoor-outdoor living, featuring a high vaulted ceiling, 2 large Velux windows & wide French doors opening onto a Millboard-decked balcony and the landscaped gardens beyond. The quality fitted kitchen/breakfast room is equipped with integrated appliances & a large central island, creating an ideal space for family life & entertaining while connecting seamlessly to the rear reception rooms. Additional ground-floor accommodation includes a home office with separate external access, a utility room, a cloakroom/WC, 2 bedrooms & a large family bathroom. To the first floor are 2 further generous double bedrooms, including a superb principal bedroom with dressing room & ensuite shower room. The 2nd bedroom also benefits from a dressing room. A further bathroom & a highly practical walk-in attic room complete the first-floor accommodation.

Finished to an excellent specification throughout, this exceptional home offers versatile living space that can accommodate 4 or 5 bedrooms, making it ideal for a variety of family requirements.

LOCATION

Found in this popular established residential area of Eggbuckland, bordering onto Crownhill with a good variety of local services and amenities to hand. There is convenient access into the city and close-by connections to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

5'2 x 4'5 (1.57m x 1.35m)

RECEPTION HALL

26'8 x 5'7 in part 7'10 maximum (8.13m x 1.70m in part 2.39m maximum)

TV LOUNGE (BEDROOM FIVE)

16'11 x 11'3 (5.16m x 3.43m)

Wide picture window to the front. Marble fireplace. Electric fire.

KITCHEN/BREAKFAST ROOM

17'9 x 10'8 (5.41m x 3.25m)

Quality modern-fitted integrated kitchen with excellent range of storage. Large island ideal for seating. Fridge/freezer. Siemens 5 ring Shott Ceran hob with overhead illuminated extractor hood. 2 sinks. Run of storage incorporating 2 Siemens ovens. Archway leading into:

SITTING ROOM

17' x 12'3 (5.18m x 3.73m)

Wide picture window to the side. Further wide archway into:

GARDEN ROOM/DINING ROOM

20'6 x 10'1 (6.25m x 3.07m)

High volted ceiling with 2 velux electric operated remote-controlled windows. Long panoramic views. Wide double patio doors with windows to either side opening onto the millboard decked area.

BEDROOM THREE

10'9 x 9'11 floor area (3.28m x 3.02m floor area)

French doors & windows to the rear opening onto the balcony. Fitted wardrobe & cupboard.

BEDROOM FOUR

12'3 x 10' (3.73m x 3.05m)

Built-in wardrobe. Picture window to front.

BATHROOM

11'3 x 7'9 (3.43m x 2.36m)

Quality fittings with multi-jet spa bath with adjustable mixer tap & hand-held shower. Wc. Wash-hand basin. Separate shower.

OFFICE

13'4 x 7'10 (4.06m x 2.39m)

Picture window to front. Side entrance door. Quality fittings with wide work surfaces on 2 sides. Storage drawer units under.

UTILITY ROOM

10'4 x 5'4 (3.15m x 1.63m)

Fitted work surface with space for 3 white goods under. Wall-mounted Worcester gas fired boiler servicing central heating & domestic hot water.

WC

5'2 x 2'7 (1.57m x 0.79m)

Window to the side. White & modern wc. Corner wash-hand basin.

FIRST FLOOR

LANDING

Tel: 01752 664125

MASTER BEDROOM SUITE

18'4 x 18'1 maximum (5.59m x 5.51m maximum)

MASTER BEDROOM

18'1 x 10'8 (5.51m x 3.25m)

Built in storage facilities. Dressing table. French doors with Juliet balcony, glass detailing & far-reaching views. Air conditioning unit. Openly connected to:

DRESSING ROOM

9'4 x 7'8 (2.84m x 2.34m)

Window to front. 2 sets of built-in wardrobes.

EN-SUITE SHOWER ROOM

6'6 x 5'1 (1.98m x 1.55m)

Quality fittings. Wc. Wash-hand basin. Large walk-in shower.

BEDROOM TWO

17'8 x 11'1 (5.38m x 3.38m)

Window to side. Double-glazed velux window. Long views. Openly connected to:

DRESSING ROOM

9'2 x 7'9 (2.79m x 2.36m)

Window to front. 2 sets of built-in wardrobes/cupboards.

BATHROOM

10' x 4'6 (3.05m x 1.37m)

Double-glazed velux window. Quality suite with bath & shower with mixer tap. Wc. Wash-hand basin.

ATTIC ROOM

20'6 x 10' maximum (6.25m x 3.05m maximum)

2 Velux windows. Airing cupboard. Good central head height with sloping ceilings.

EXTERNALLY

Remote controlled double gates opening into the large & wide drive/front courtyard. Laid to Herringbone pattern brick paving. This area being 61' x 52' accommodating 12 vehicles off street. A gate to the rear garden on 1 side & double gate on the other side potentially providing vehicular access to the rear.

DOUBLE GARAGE

19'5 x 18' (5.92m x 5.49m)

Roll-up door. Power & lighting.

CARPORT

24' x 14' minimum of 8'6 head height (7.32m x 4.27m minimum of 2.59m head height)

STORE

Fiber glass construction located behind the garage. Useful for bike storage.

FITNESS ROOM

15'1 x 9'5 (4.60m x 2.87m)

French door to the rear. 2 windows. Power & lighting.

GARDEN

To the rear, a delightful garden ideal for alfresco entertaining & supporting indoor/outdoor living with the garden room opening up onto the wide milboard decked area. From here, a series of wide steps leading down to the wrap-around lawned gardens. Excellent privacy and seclusion. Day long sunshine. Far-reaching views.

COUNCIL TAX

Plymouth City Council

Council Tax Band: E

SERVICES

The property is connected to the mains services: gas, electricity, water.



Road Map



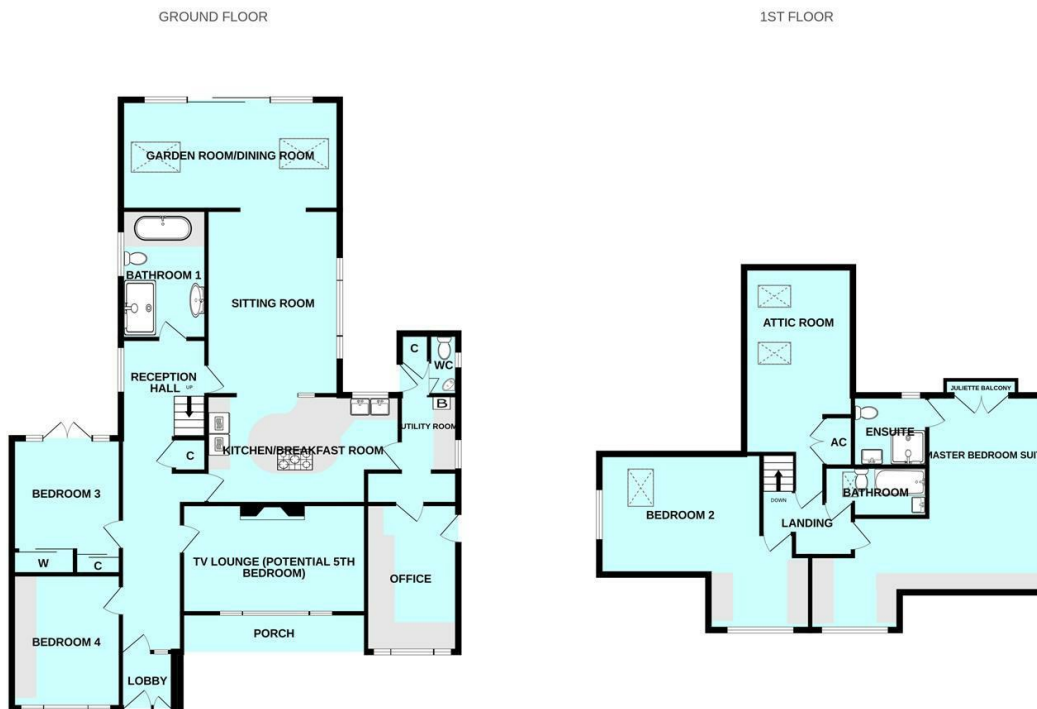
Hybrid Map



Terrain Map



Floor Plan

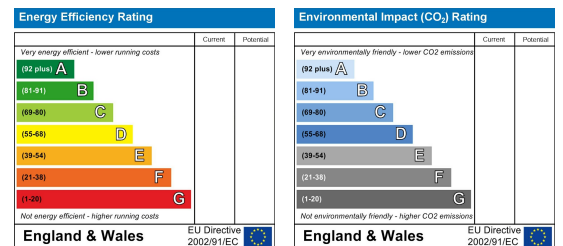


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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