

7 The Birches, Glenholt, Plymouth, Devon, PL6 7LP

LANG TOWN & COUNTRY
SALES





Price £495,000

Situated within the highly sought-after and desirable cul-de-sac of The Birches, this attractive four-bedroom detached family home enjoys a lovely position within an established residential development of mainly luxury detached properties, originally constructed around 2001 by the renowned national housebuilder Persimmon Homes.

Offering spacious and versatile accommodation, together with a delightful south-westerly facing rear garden and a detached double garage, this is an excellent opportunity for families seeking a well-proportioned home in a particularly desirable setting. The property is also offered for sale with no onward chain, making it an appealing proposition for buyers looking for a straightforward purchase.

The accommodation is approached through a welcoming entrance hallway, which provides access to the principal ground-floor rooms and staircase rising to the first floor. To the front of the property is a useful study, ideal for those working from home or requiring a quiet space away from the main living areas. There is also a conveniently positioned ground-floor cloakroom with WC.

The generously proportioned living room provides a comfortable setting for relaxing and entertaining, with ample space for a variety of furniture arrangements. To the rear, the kitchen offers a practical layout with an adjoining utility room, providing useful additional space for laundry and household appliances. A separate dining room creates an ideal setting for family meals and more formal occasions, whilst the conservatory beyond provides a further reception area overlooking the rear garden and offering a pleasant connection between the house and outside space.

On the first floor, the landing leads to four well-proportioned bedrooms, making the property particularly suitable for growing families. The principal bedroom benefits from its own en-suite shower room, whilst the remaining three bedrooms are served by a family bathroom. There is also a useful built-in storage cupboard accessed from the landing.

Outside, the property enjoys a particularly pleasant rear garden which benefits from a sunny south-westerly aspect, allowing the afternoon and evening sunshine to be enjoyed. The garden is mainly laid to lawn, with a small patio area providing an ideal spot for outdoor seating, summer dining or simply relaxing in the sunshine. The garden offers an attractive outdoor space which can be enjoyed by the whole family.

A further advantage is the detached double garage, providing excellent parking and storage facilities.

The Birches has long been regarded as a highly desirable residential address, with its attractive collection of mainly luxury detached homes and peaceful cul-de-sac setting. Developed by Persimmon Homes around 2001, the development offers an established and appealing environment for family living.

Combining generous four bedroom accommodation, three reception areas including the conservatory, a separate study, utility room, detached double garage and a lovely south-westerly facing garden, this attractive family home offers considerable appeal.

Offered for sale chain free, this is a wonderful opportunity to acquire a substantial detached family home in one of the area's most sought-after residential cul-de-sacs.

Agents note: Some of the images used in this advert are computer generated and staged and are not to scale.

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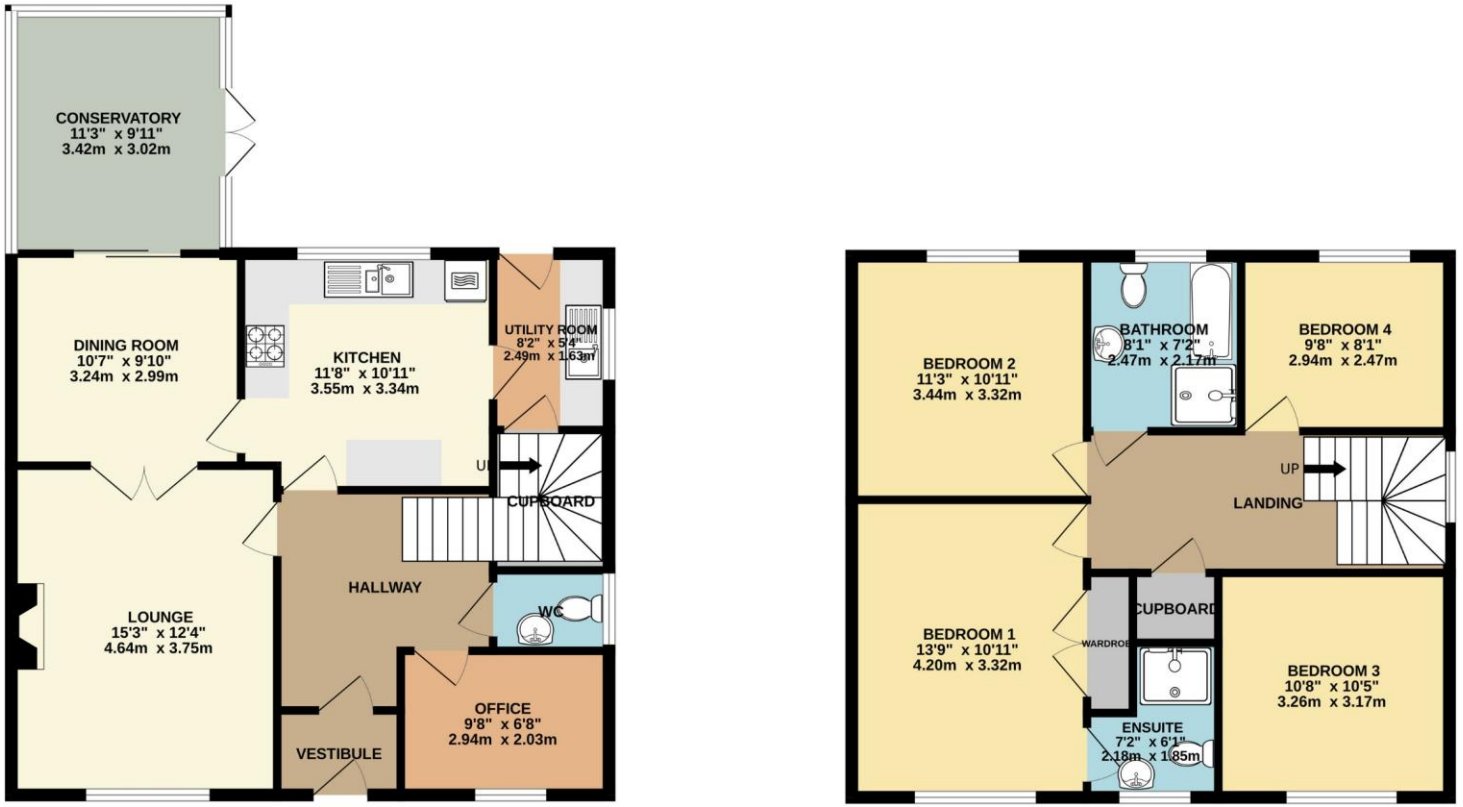

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GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.

1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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