



LANG TOWN  
& COUNTRY

45 Dayton Close, Crownhill, Plymouth, Devon, PL6 5DX



# Guide Price £240,000

This well-positioned home offers bright, versatile living space and fantastic elevated views across Plymouth and towards Cornwall, presenting an excellent opportunity for buyers looking to create a beautiful home in a sought-after quiet Cul-de-sac location with no onward chain.

The ground floor features a bright and airy living room alongside a spacious kitchen/dining room, ideal for everyday living and entertaining. The kitchen is fully fitted and has a range of appliances including an oven, hob with an extractor fan, a washing machine and fridge freezer. From the kitchen is a generously sized sunroom enjoys far-reaching, elevated views over Plymouth and across to Cornwall, while also providing direct access to the rear garden. The sunroom leads through to a useful study or third bedroom, which can also be accessed independently from the driveway and benefits from its own separate WC—making it ideal for home working, guests, or multigenerational living.

Upstairs, the first floor offers a large master bedroom and a well-proportioned second bedroom taking in the views in full.. The bathroom has been redesigned to include a bath with shower over, WC, and wash hand basin.

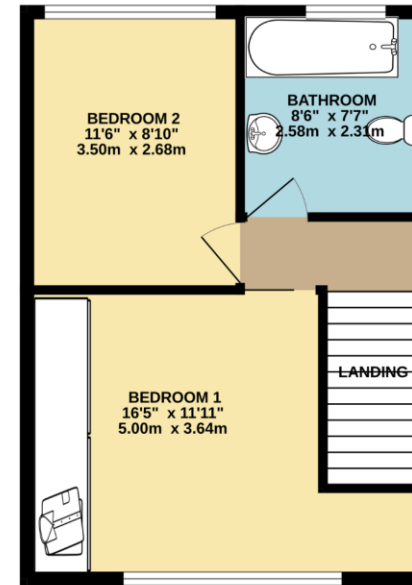
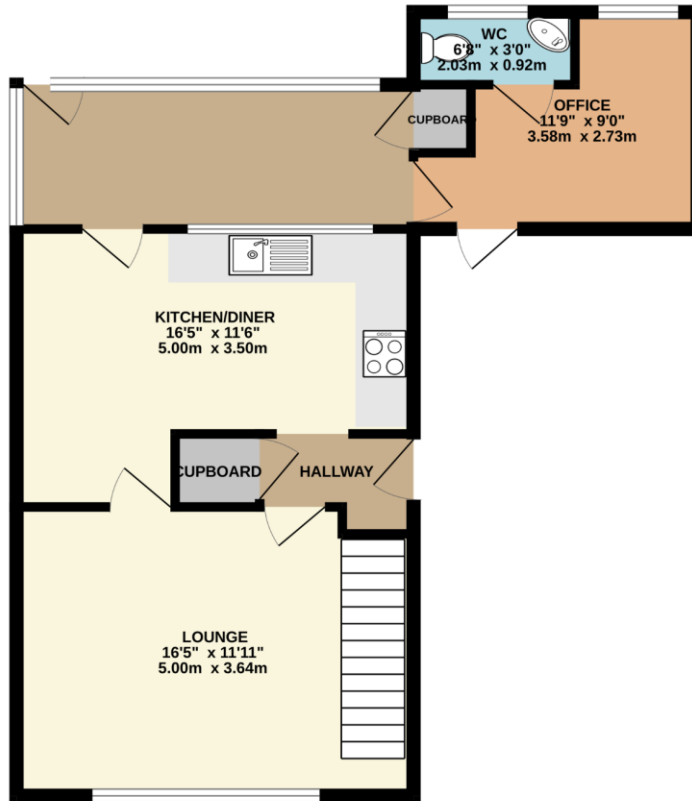
Externally, the property boasts a long driveway providing ample off-road parking for up to two/three vehicles. The rear gardens are accessed via steps from the sunroom and have been designed with low maintenance in mind. Westerly facing, the garden is perfect for enjoying afternoon and evening sun and covered provides access to a full-height workshop, ideal for storage, hobbies, or further potential. There is an added benefit of a security alarm fitted.

An early viewing is essential to appreciate this great home in a popular location with magnificent views to the rear.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.





TOTAL FLOOR AREA : 971 sq.ft. (90.2 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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