



9 Brookwood Road, Elburton, Plymouth, Devon, PL9 8BN



Price £450,000



Occupying a generous plot within a highly sought-after residential cul-de-sac, 9 Brookwood Road is a deceptively spacious detached bungalow originally constructed by Clarke Homes in the 1980s. Over the years, the property has been thoughtfully reconfigured from its original three-bedroom layout to provide two generous double bedrooms and a dining room. Further enhancements include the addition of a superb conservatory and a separate utility room, making this an ideal home for those seeking comfortable single-level living in a peaceful yet convenient location.

The accommodation has a welcoming lounge with feature fireplace, and French doors opening into the conservatory. The conservatory enjoys delightful views across the private rear garden whilst providing direct access outside, creating an excellent space to relax or entertain throughout the year. The dining room, formerly the third bedroom, offers flexible accommodation and could easily be reinstated as a bedroom if required.

The spacious kitchen/breakfast room is fitted with a comprehensive range of units incorporating an integrated hob and oven. A door leads through to the separate utility room, providing additional storage and practicality.

There are two well-proportioned double bedrooms, with the principal bedroom benefitting from its own en-suite shower room. A well-appointed family bathroom completes the internal accommodation.

Externally, the bungalow enjoys low-maintenance, private gardens to both the front and rear, offering an excellent degree of privacy whilst remaining easy to maintain. A particular feature of the property is the detached double garage, complete with light and power, providing excellent parking, storage or workshop potential, together with additional driveway parking.

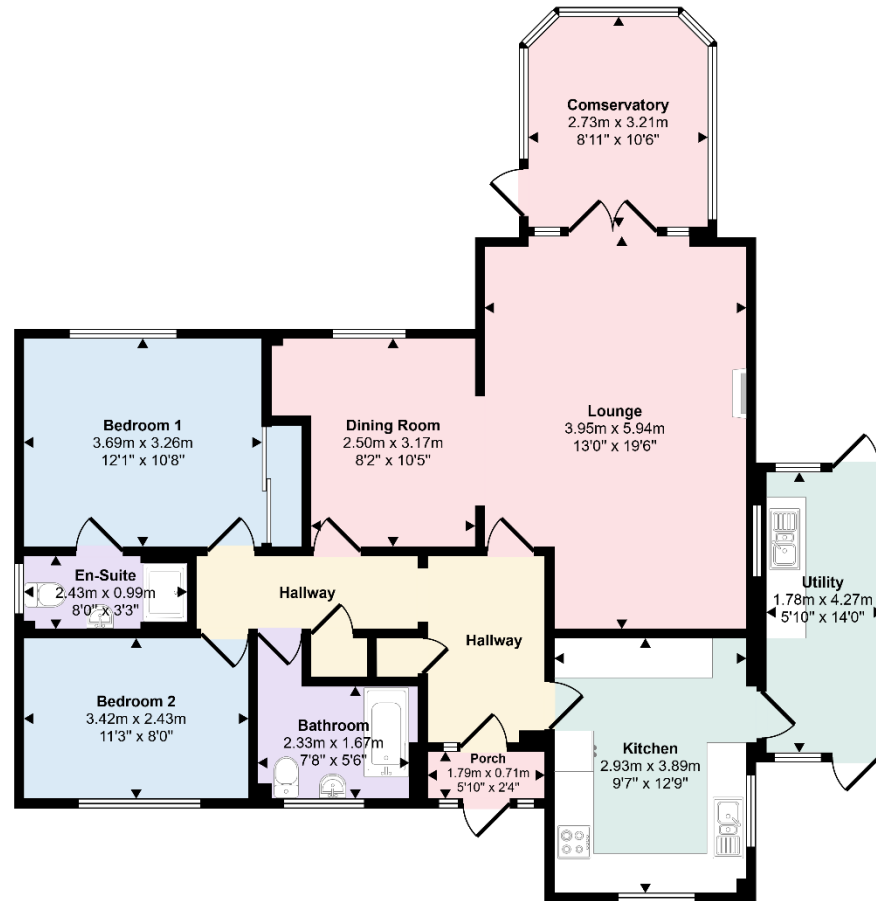
Brookwood Road is a popular residential cul-de-sac situated on the edge of Elburton, one of Plymouth's most desirable suburban locations. The property enjoys easy access to the beautiful South Hams countryside and nearby coastline, making it perfect for those who enjoy walking and outdoor pursuits. Elburton Village offers a wide range of everyday amenities including a supermarket, independent shops, cafés, public houses, a doctor's surgery, pharmacy and other essential services. The Broadway Shopping Centre in nearby Plymstock provides an even greater selection of shops, restaurants and supermarkets.



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



Approx Gross Internal Area
106 sq m / 1139 sq ft



Floorplan

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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