



35 Orion Drive, Sherford, Plymouth, PL9 8GL



Price £400,000



Set on the edge of “Old Sherford”, close to the nature park, this impressive Georgian-inspired semi-detached home offers spacious and versatile accommodation arranged over three floors, complemented by a private garden, garage, dedicated parking, and a large south-facing balcony.

Inside, the ground floor is centred around a superb open-plan kitchen, dining, and living room, which benefits from high ceilings and provides a wonderful sense of space. Designed as the heart of the home, this versatile room offers plenty of space for both relaxed family living and entertaining. The ground floor is complimented by a useful utility room and a separate WC.

On the first floor, a generous second reception room provides valuable additional living space which be used as a sizeable fifth bedroom, depending on the needs of the next owner. This floor also includes a family bathroom and a well-proportioned bedroom with its own en-suite shower room. The top floor provides further excellent bedroom accommodation, including a particularly spacious double bedroom with direct access onto the large south-facing balcony, two further bedrooms, and a shower room to complete this level.

Outside, the property benefits from a private enclosed rear garden, providing a secure and manageable outdoor space for relaxing or entertaining. There is also access from the garden into a single garage, with a dedicated parking space positioned directly in front.

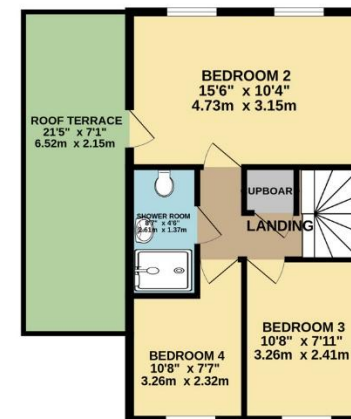
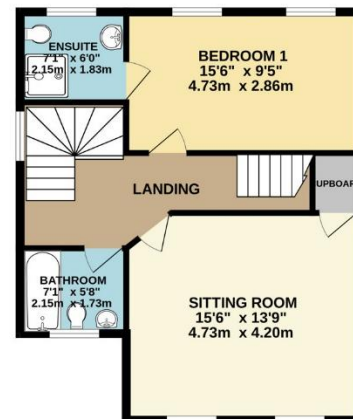
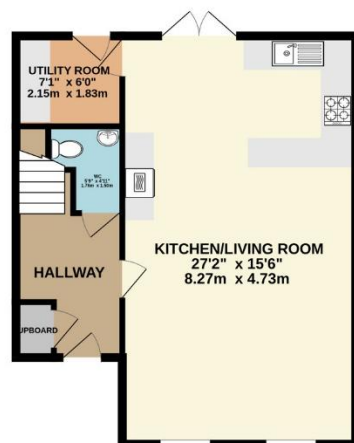
Combining generous proportions, flexible accommodation, and attractive Georgian-inspired architecture with a superb position close to Sherford's nature park, this is a home that offers both space and versatility for modern family life.

Agent Note: The development is run by a management company and there is a yearly charge of £318.00 Per year for the maintenance and upkeep of the estate. The details of which should be confirmed by your solicitor.



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





TOTAL FLOOR AREA : 1776 sq.ft. (165.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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