



24 Hays Road, Elburton, Plymouth, Devon, PL9 8HR



# Price £350,000



Upon entering the property, you are welcomed by an attractive entrance hallway featuring herringbone parquet flooring, setting the tone for the quality found throughout the home. The bay-fronted lounge provides a comfortable and inviting living space, enhanced by a feature fireplace that creates an attractive focal point.

Undoubtedly the heart of the home is the spacious open-plan kitchen/dining room, which has been thoughtfully refurbished to provide a contemporary family space. The modern fitted kitchen benefits from integrated cooking appliances including a hob and oven, whilst the dining area offers ample space for entertaining and family gatherings. French doors open into the conservatory, creating a seamless connection between the indoor and outdoor living spaces. The conservatory enjoys pleasant views over the rear garden and provides direct access to the outside.

To the first floor, there are three bedrooms along with a stylish modern four-piece family bathroom comprising a WC, wash hand basin, panelled bath and separate walk-in shower cubicle.

Externally, the property continues to impress. To the front, a driveway provides off-road parking for four vehicles. The rear garden is a particular feature of the property, offering a generous level plot with a patio seating area ideal for outdoor dining and entertaining. In addition, there is a substantial concrete-built workshop with outside toilet and sink and a separate storage shed, both benefiting from light and power, making them ideal for hobbies, storage or those working from home.

Elburton remains one of Plymouth's most desirable residential locations, offering a charming village atmosphere whilst providing excellent access to the city centre, the A38 Devon Expressway and the stunning South Hams coastline. The village boasts a variety of local amenities including independent shops, cafés, public houses, a supermarket, pharmacy and medical facilities. Families are particularly drawn to the area due to its highly regarded primary and secondary schools, while nearby recreational facilities, countryside walks and coastal routes provide an excellent lifestyle opportunity for all ages.

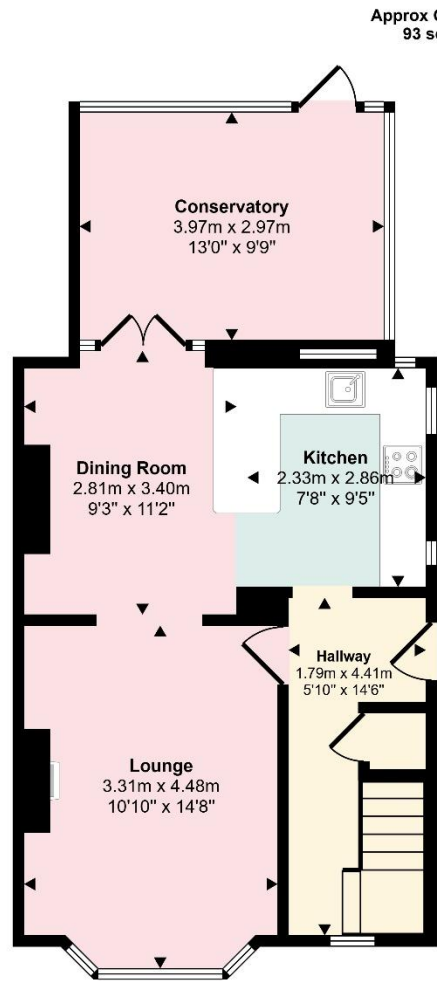
This exceptional home offers a fantastic opportunity to acquire a move-in-ready family property in a prime village location and an early viewing is highly recommended.



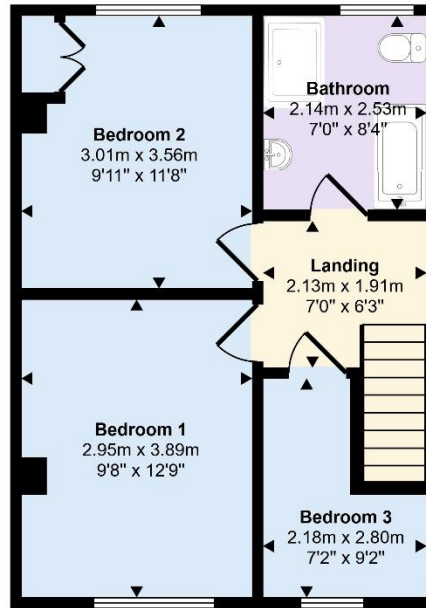
To view this property call Lang Town & Country Estate Agents on **01752 456000**

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**Ground Floor**  
Approx 53 sq m / 571 sq ft



**First Floor**  
Approx 40 sq m / 432 sq ft

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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