



32 Sherford Road, Elburton, Plymouth, Devon, PL9 8BZ

Price £620,000



This fantastic-size four-bedroom detached family home dating from the 1950s, occupying a particularly good-sized plot in this popular and well-established part of Elburton. The property offers spacious and versatile accommodation arranged over two floors, together with mature gardens, excellent parking and a private south-facing rear garden.

Approached via a private driveway, the property is set back from the road and enjoys an attractive frontage, with a generous lawned garden featuring a well-stocked variety of mature plants, shrubs and established planting. The driveway provides ample off-road parking and continues to the garage.

On entering the property, the spacious entrance hall provides an impressive introduction to the home, with access to the principal ground floor rooms and stairs rising to the first floor.

The ground floor accommodation comprises a comfortable lounge with feature fireplace, while the separate dining room benefits from French doors opening directly onto the rear garden, creating an excellent connection between the house and garden.

There is also a spacious kitchen/breakfast room, providing plenty of space for everyday family life and informal dining, together with a separate utility room and useful ground floor WC.

To the first floor are four well-proportioned bedrooms, providing excellent flexibility for a growing family, guests or home working. A particular feature is bedroom three, which enjoys its own private sun terrace overlooking the rear garden – a lovely and unusual addition that provides a peaceful spot to sit and enjoy the afternoon and evening sunshine.

The family bathroom has been thoughtfully converted to provide a large walk-in shower, complemented by a separate WC.

Outside, the property really comes into its own. To the rear is a generous, level-sited south-facing garden, offering an excellent degree of privacy and plenty of space for children, entertaining and outdoor relaxation. The established planting and mature surroundings give the garden a particularly attractive and secluded feel.

Elburton is a highly regarded and well-established residential area on the eastern side of Plymouth, popular with families due to its excellent range of everyday amenities, schooling, transport links and proximity to the countryside and South Devon coastline.

For families, Elburton Primary School is conveniently located within the village, while further schooling includes Sherford Vale School and Coombe Dean School, with Plymstock School also readily accessible. Elburton Primary provides extensive facilities including sports fields, outdoor learning areas, a library and swimming pool.

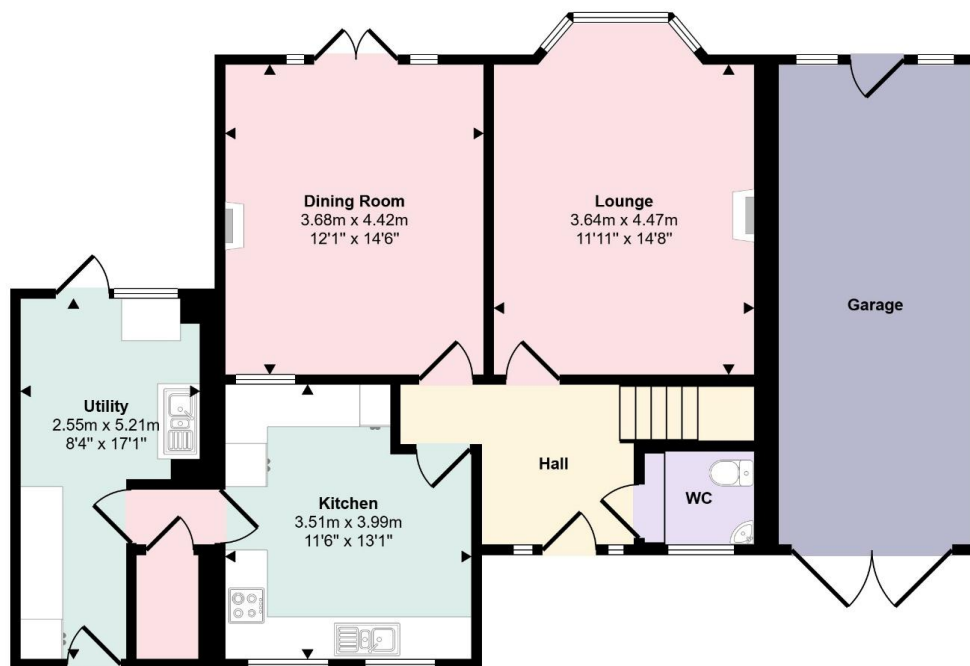
There are regular bus services providing links towards Plymstock, Plympton and Plymouth city centre, while the nearby A38 provides convenient access to the wider road network and South Devon.

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

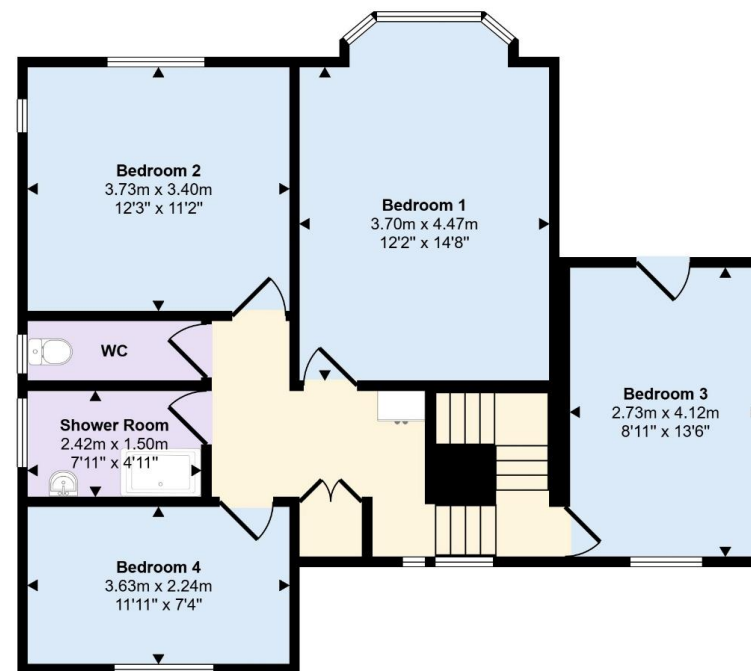




Approx Gross Internal Area
167 sq m / 1794 sq ft



Ground Floor
Approx 95 sq m / 1022 sq ft



First Floor
Approx 72 sq m / 772 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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