



27 Andromeda Grove, Sherford, Plymouth, Devon, PL9 8GF

Price £335,000



Beautifully presented throughout, 27 Andromeda Grove is an exceptional three-bedroom family home. Built to the highly sought-after 'Bantham' design, one of only a handful constructed within Sherford, the property enjoys an enviable location on the outskirts of the development, just a short stroll from the picturesque Country Park and surrounding green spaces.

Lovingly enhanced by the current owner, the property has been upgraded to an impressive standard, creating a stylish and contemporary home ready to move straight into.

The welcoming entrance hall leads to a bright and spacious dual-aspect lounge featuring a bay window and an elegant marble fireplace, providing a superb focal point for the room, and French doors open onto the rear veranda. There is a beautifully appointed kitchen/dining room that has benefited from a number of high-quality improvements, including luxurious quartz work surfaces, a granite sink, a five-ring gas hob and new electric oven, together with upgraded LED lighting, creating a practical yet sophisticated space for both everyday family life and entertaining. Completing the ground floor is a useful WC/utility room.

On the first floor are three well-proportioned bedrooms, including a generous principal bedroom with a beautifully refurbished en-suite shower room. The contemporary family bathroom has also been tastefully upgraded, offering high-quality fixtures and fittings throughout.

A particular highlight of the property is the professionally landscaped rear garden, designed with a Mediterranean-inspired theme to create a wonderful outdoor entertaining space. A porcelain patio provides the perfect area for alfresco dining, whilst the artificial lawn is complemented by attractive raised flower beds offering colour and texture throughout the seasons. A stylish decked veranda creates an additional seating area, with a sheltered space beneath providing protection from the elements, allowing the garden to be enjoyed whatever the weather.

To the rear of the property is a detached garage with light and power, further enhanced by a recently installed electric door, together with additional parking.

Sherford has quickly established itself as one of Plymouth's most desirable new communities. The impressive Country Park provides acres of walks and wildlife, whilst nearby Plymstock offers a wider selection of supermarkets, independent shops, restaurants, healthcare facilities and highly regarded schools. The development also enjoys excellent transport links into Plymouth City Centre, The Barbican and the A38, together with easy access to the stunning South Hams coastline, making it an ideal location for families and commuters alike.

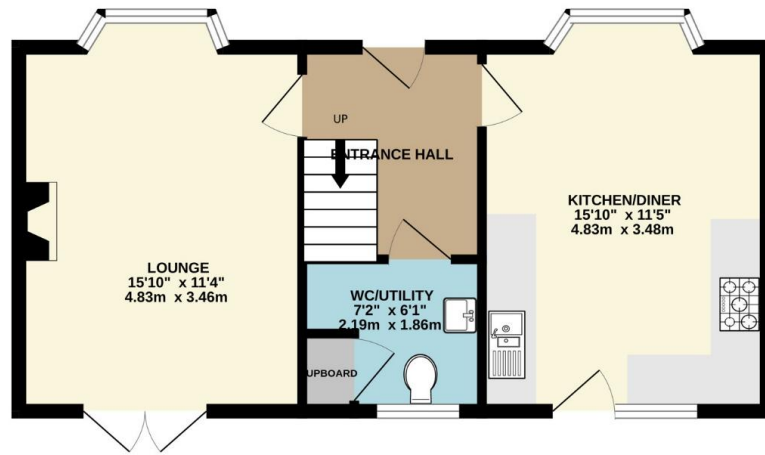
This is a rare opportunity to acquire one of the exclusive 'Bantham' homes within Sherford, beautifully upgraded both inside and out to create a truly outstanding family home.

The development is run by a management company and there is a yearly charge of £278.00 PA for the maintenance and upkeep of the estate. The details of which should be confirmed by your solicitor.

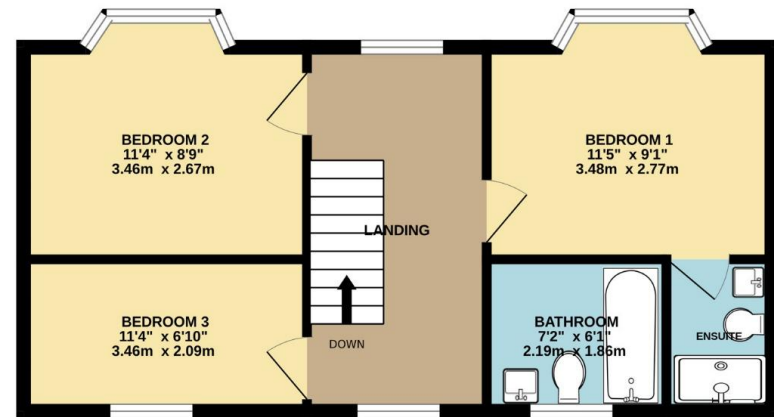
To view this property call Lang Town & Country Estate Agents on **01752 456000**.



GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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