



LANG TOWN
& COUNTRY

5 Leat Walk, Roborough, Plymouth, PL6 7AT



Offers Over £525,000



Nestled in the desirable Roborough Village, this wonderful, detached family home offers a perfect blend of modern living and serene surroundings. Ideally located near local amenities, parkland, Tesco Superstore, Dartmoor National Park, and with convenient public transport links to the City Centre just six miles away, this home is perfectly positioned for both convenience and leisure.

Set within a wonderful and generous plot, this attractive home enjoys a sunny and pleasant aspect, allowing the outdoor space to be enjoyed throughout the day and creating a bright, welcoming atmosphere both inside and out.

Approached via a block-paved driveway providing off-road parking for several vehicles and a lovely well established front garden, the property opens into a welcoming porch which leads through to the entrance hallway. From here, oak stairs with a glass balustrade rise to the first floor while doors lead to the principal ground floor rooms, offering a practical and well-balanced layout.

To the front of the property is a useful office, an ideal space for those working from home or in need of a quiet study or as an occasional guest bedroom. The kitchen is well positioned and fitted with a range of units and work surfaces, including an integrated oven, combi oven/microwave and dishwasher whilst there is space for additional appliances such as fridge freezer and convenient access through to the adjoining garage where there are space for white goods and built in cupboards and a sink with tap.

Moving through the home, the layout opens into a spacious dining room connecting perfectly to both the kitchen and living room, perfect for family meals and entertaining. The lounge is a comfortable and inviting living space with plenty of room for relaxation, and doors opening into the conservatory. The conservatory provides a delightful additional reception area, enjoying views over the garden and allowing natural light to flood in, making it a wonderful spot to sit and enjoy the surroundings throughout the year.

Upstairs, the first floor offers four well-proportioned bedrooms arranged around the central landing. The principal bedroom is a generous double room, complemented by three further bedrooms. The accommodation is further enhanced by a modern shower room, adding convenience for family living.

Externally, the garden is a fantastic feature of the property and a real credit to the current owners. Thoughtfully maintained and beautifully established, it benefits from expansive patio areas, lush lawns, mature planting, hedges and shrubs that create a sense of privacy and greenery. Thanks to the property's favourable position, the garden enjoys a sunny and pleasant aspect, making it an ideal space for relaxing, entertaining or enjoying outdoor dining throughout the day.

Combining generous internal accommodation, excellent outdoor space and a superb plot, this home offers an ideal setting for family living while providing flexible spaces to suit a variety of lifestyles.



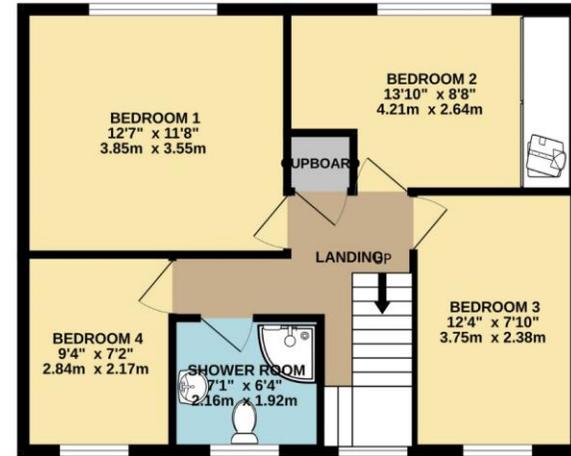
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1542 sq.ft. (143.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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