



Plot 1, 18 Baylys Road, Oreston, Plymouth, Devon, PL9 7NQ



Price £750.000



Boston Quays is an exclusive waterfront development offering contemporary living in an enviable setting. This striking collection of high-specification homes is designed for modern life, combining architectural style, luxury finishes and a prime location. The remaining townhouses feature four double bedrooms, three luxury bathrooms, a generous open-plan living area and an impressive sun terrace, where residents can enjoy the tranquil surroundings and beautiful views across the Cattewater towards Hooe Lake. In addition, each home boasts superior interior fittings throughout, a sizeable garage and direct access to Hooe Lake via the Boston Quay slipway.

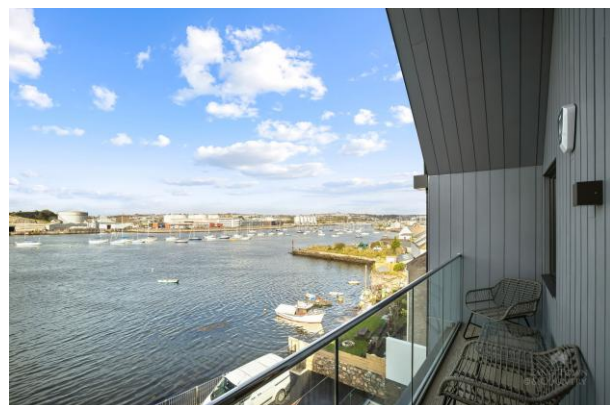
Positioned at the front of the development, this spacious end of terrace residence has been designed to make the most of the picturesque views across the Cattewater, Hooe Lake and surrounding area. The ground floor includes an entrance hallway and a well-appointed open-plan lounge, dining area and kitchen, with doors opening onto a generous sun terrace that take full advantage of the outlook. The contemporary handle-free kitchens feature integrated rails, soft-close hinges and a range of built-in appliances, including AEG double multifunction ovens, an induction hob, dishwasher and fridge/freezer. Quartz worktops, under-counter mood lighting, an undermounted sink and polished Quooker taps enhance the sense of luxury at the heart of this home. The first floor offers three bedrooms and a family bathroom. Bedroom two benefits from ensuite facilities and access to a small private balcony. The second floors are dedicated to the generously sized principal bedroom, complete with ensuite shower room and doors opening onto a private balcony spanning the full width of the house, where spectacular views can be enjoyed. Beneath the property there is a large garage, useful storage space and a utility room which can be accessed via an internal stairway and via the main garage door.



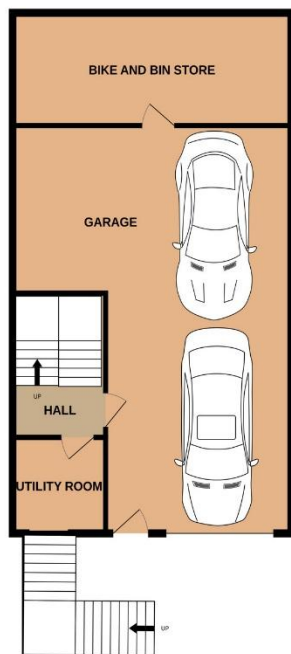
Location The village of Oreston provides a peaceful retreat just moments from the vibrancy of Plymouth City Centre. Plymouth offers an extensive selection of shops and facilities, excellent schools, including the outstanding-rated Devonport High School for Boys and the independent Plymouth College and King's School. The historic Barbican area of Plymouth offers retail art galleries and numerous bars and eateries, including local popular seafood cuisine. The port has regular cross channel ferry services to Brittany and northern Spain. The A38 provides easy access towards Exeter and Cornwall, as well as to the stunning surrounding countryside, rugged coastline and stunning beaches that the area is renowned for. Plymouth's mainline station provides services to London Paddington, taking just over three hours.

To view this property call Lang Town & Country Estate Agents on **01752 278499**.

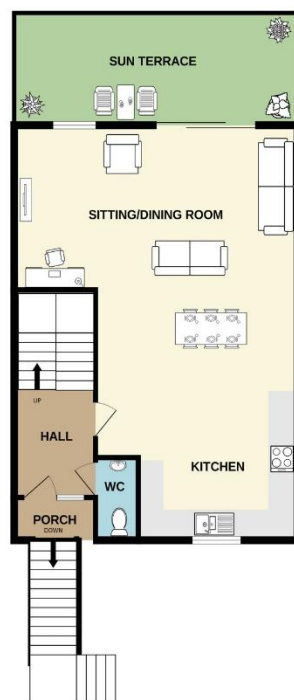
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BASEMENT



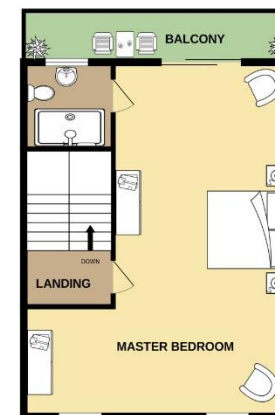
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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