

47 Shallowford Road, Eggbuckland, Plymouth, Devon, PL6 5TL

LANG TOWN & COUNTRY
SALES





Price £325,000

This attractive family home on Shallowford Road offers spacious and versatile accommodation, perfectly suited to modern family living. Beautifully presented throughout, the property combines generous living space with practical features, creating a home that is both welcoming and functional.

Upon entering, you are greeted by a bright and inviting hallway leading to the well-proportioned accommodation. The property boasts four bedrooms, comprising three generous doubles and a comfortable single, providing flexibility for growing families, guests, or those working from home. The ground floor bedroom has a access to a potential en-suite shower room with existing plumbing but no suite.

At the heart of the home is the impressive kitchen/dining room, a superb space designed for everyday living and entertaining alike. Fitted with a range of modern units and appliances, the kitchen flows effortlessly into the dining area, creating the perfect setting for family meals, social gatherings, and special occasions.

The spacious living areas are complemented by a delightful conservatory, offering a peaceful retreat with attractive views over the garden. Whether used as a sitting room, home office, playroom or garden room, this versatile space can adapt to suit your lifestyle.

The family bathroom is well-appointed with both a bath and separate shower, providing convenience for busy households. Further practical benefits include a useful utility room, ideal for laundry and additional storage.

The property is fitted with PVCu double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind and features a decked area perfect for al fresco dining, summer barbecues, or simply relaxing in the fresh air and taking in the view. The secure outdoor space is ideal for children and pets to enjoy safely.

Ideally located in a popular residential area of Plymouth, Shallowford Road enjoys easy access to a range of local amenities including shops, schools, parks, and excellent transport links, making it an excellent choice for families and commuters alike.

Offering generous accommodation, versatile living spaces and a convenient location, this impressive four-bedroom home presents a fantastic opportunity for those seeking a property ready to move into and enjoy. Early viewing is highly recommended.

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











TOTAL FLOOR AREA : 1244 sq.ft. (115.5 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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