



40 Broadland Gardens, Plymstock, Plymouth, Devon, PL9 8TU



# Price £435,000



“The last plot remaining at the award-winning development of Broadland Gardens, No. 40 is a spacious 4 bed home with an open plan kitchen/dining area with direct access to the garden, ‘the pod’, utility room and downstairs WC. ‘The pod’ offers additional space for flexible living. Upstairs features a light and airy landing leading to the bedrooms, family bathroom and the master bedroom with an ensuite shower room. This property overlooks a communal green space whilst benefitting from having a private garden and 2 on plot parking spaces.

Broadland Gardens is a new community comprising 10 family homes around a central green space. Every home has been individually designed by award winning local architects, Clifton Emery Design, to be contemporary in appearance with a focus upon the quality of the living environment. Buyers of these homes will have the chance to live in an exceptional, sustainable home that will grow and adapt with their needs. With a commitment to quality and design, these homes are flexible and built to last. The development is entirely gas free with homes heated and powered through renewable and low carbon technologies. All homes exceed national space standards, have a garden, two allocated parking spaces and electric vehicle charging as standard.

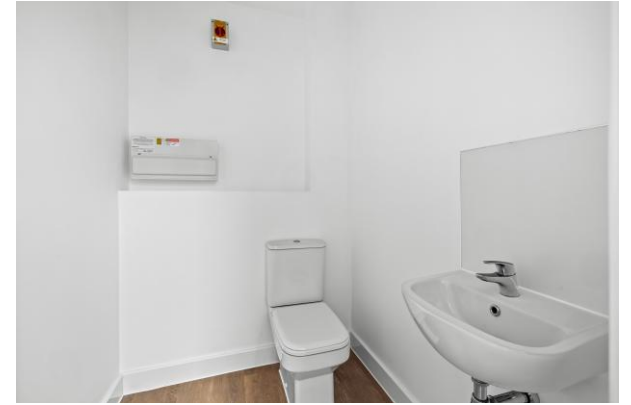
Broadland Gardens is well served by public transport and is only a short drive to the vibrant city centre of Plymouth which is bustling with exciting shopping and dining and leisure opportunities. Homes in Plymstock have traditionally been in high demand, as the area benefits from easy access to the waterside, numerous opportunities for countryside and coastal walking, good public amenities, excellent sporting facilities and highly regarded primary and secondary schools. Additionally, the area is perfectly situated to explore the beautiful local beaches and quintessential market towns and villages of the South Hams, an Area of Outstanding Natural Beauty. The Dartmoor National Park, serves as a stunning backdrop to the region.

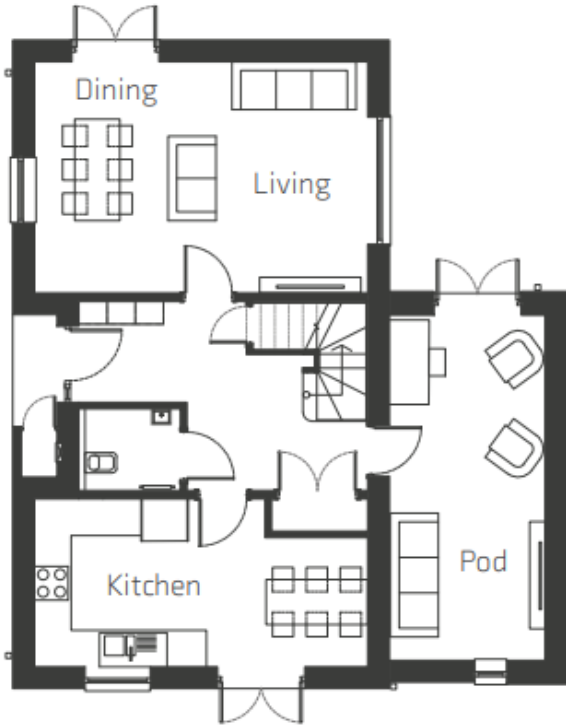
Each new home is designed to enable flexible living – responding to changes in the lifestyle of occupiers over time. Whether that is lofts that can be easily converted to provide more living space, the ability to add a stair to get there, living spaces can be open plan or subdivided into smaller rooms, outdoor spaces can be adapted for car or garden use, and ‘the pod’ can be used to suit individual homeowners. The pod is an ingenious addition to some of the homes, which allows owners to make their house fit the way they like to live. It is a flexible room that can be many things. It can be a music room, a library, a study, a home office, a playroom, a hobbies room, a games room, a snug, a workshop, a guest bedroom, a home cinema, a sitting room, a gym – the choice is yours!

The homes are responsibly designed so that they are energy efficient and minimise their impact on the planet, having energy efficient walls and windows, good levels of insulation, light and airy interiors with big windows allowing daylight in – reducing the need to switch lights on in the day, air source heat pumps for sustainable heating, solar panels on the roof, electric car and bike charging, manually operated vents on the roof to draw air through and cool rooms during hot weather and the ability to harvest rain water for use in the garden.

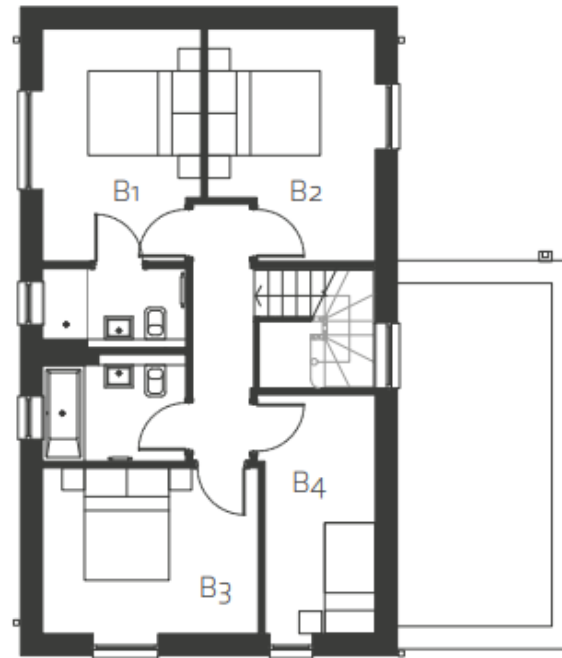


To view this property call Lang Town & Country Estate Agents on **01752 278499**.





Ground Floor



First Floor

Kitchen / breakfast 5.90m<sup>2</sup> x 2.98m<sup>2</sup>

Living / dining 5.90m<sup>2</sup> x 4.11m<sup>2</sup>

Pod 2.76m<sup>2</sup> x 6.13m<sup>2</sup>

Bedroom 1 (B1) 2.82 x 4.23m<sup>2</sup>

Bedroom 2 (B2) 3.83m<sup>2</sup> x 2.95m<sup>2</sup>

Bedroom 3 (B3) 2.98m<sup>2</sup> x 4.23m<sup>2</sup>

Bedroom 4 (B4) 1.96m<sup>2</sup> x 4.19m<sup>2</sup>

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