

44 Holland Road, Plymstock, Plymouth, Devon, PL9 9BN

LANG TOWN
& COUNTRY
SALES





Price £450,000

An individually designed and built three-bedroom detached family home, occupying a generous plot in the heart of Plymstock, offering spacious single-level living accommodation, a garage and versatile additional room offering the flexibility, and there is a fantastic westerly-facing rear garden.

Situated in a highly convenient and established residential location, this distinctive detached home offers an excellent opportunity for buyers seeking the practicality of bungalow-style living without compromising on space, privacy or outside accommodation.

Individually designed and constructed, the property enjoys a unique layout, with all the principal living accommodation arranged across one floor, complemented by a garage and additional room on the lower level.

The accommodation is centred around a spacious L-shaped lounge/dining room, providing ample space for both comfortable seating and a formal dining area. A feature fireplace creates an attractive focal point, whilst patio doors lead through to the conservatory.

The UPVC double-glazed conservatory is a particularly pleasant addition, enjoying views across the rear garden and providing a lovely space to sit and relax whilst overlooking the mature surroundings. Doors open directly onto the garden, making it an ideal place to enjoy the warmer months.
The kitchen is fitted with a range of units providing useful storage and worktop space, whilst a separate utility room offers additional practicality and space for laundry appliances.
There are three generously proportioned bedrooms, offering flexible accommodation for families, visiting guests or those requiring a home office. These are served by a family bathroom, with the added convenience of a separate WC.

Externally, the property is approached via a private gated driveway, providing off-road parking and access to the garage beneath the main accommodation. The garage benefits from an up-and-over door, lighting and power, and leads through to a versatile additional room offering the flexibility to be used as a home office, study, hobby room or even a personal home gym, depending on individual needs.

One of the real highlights of this property is the superb westerly-facing rear garden. Generous in size and enjoying a wonderful degree of maturity, the garden is beautifully established with an abundance of shrubs, bushes and planting, creating an attractive and private outdoor setting.

A patio seating area provides the perfect spot for outdoor dining, entertaining or simply enjoying the afternoon and evening sunshine. The size and established nature of the garden make it a particularly appealing feature of this individual home.

The property is conveniently situated for a wide range of everyday facilities, with The Broadway shopping centre providing supermarkets, independent shops, cafés, pharmacies and other useful services. The area also benefits from a choice of local schools, healthcare facilities and recreational amenities, making it particularly appealing to families and those looking for a well-connected residential location. For those who enjoy the outdoors, nearby Radford Park, Hooe Lake and the picturesque coastline around Jennycliff and Mount Batten offer excellent opportunities for walking and leisure. Plymouth city centre is also easily accessible, providing a wider selection of shopping, restaurants, entertainment and transport connections.

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













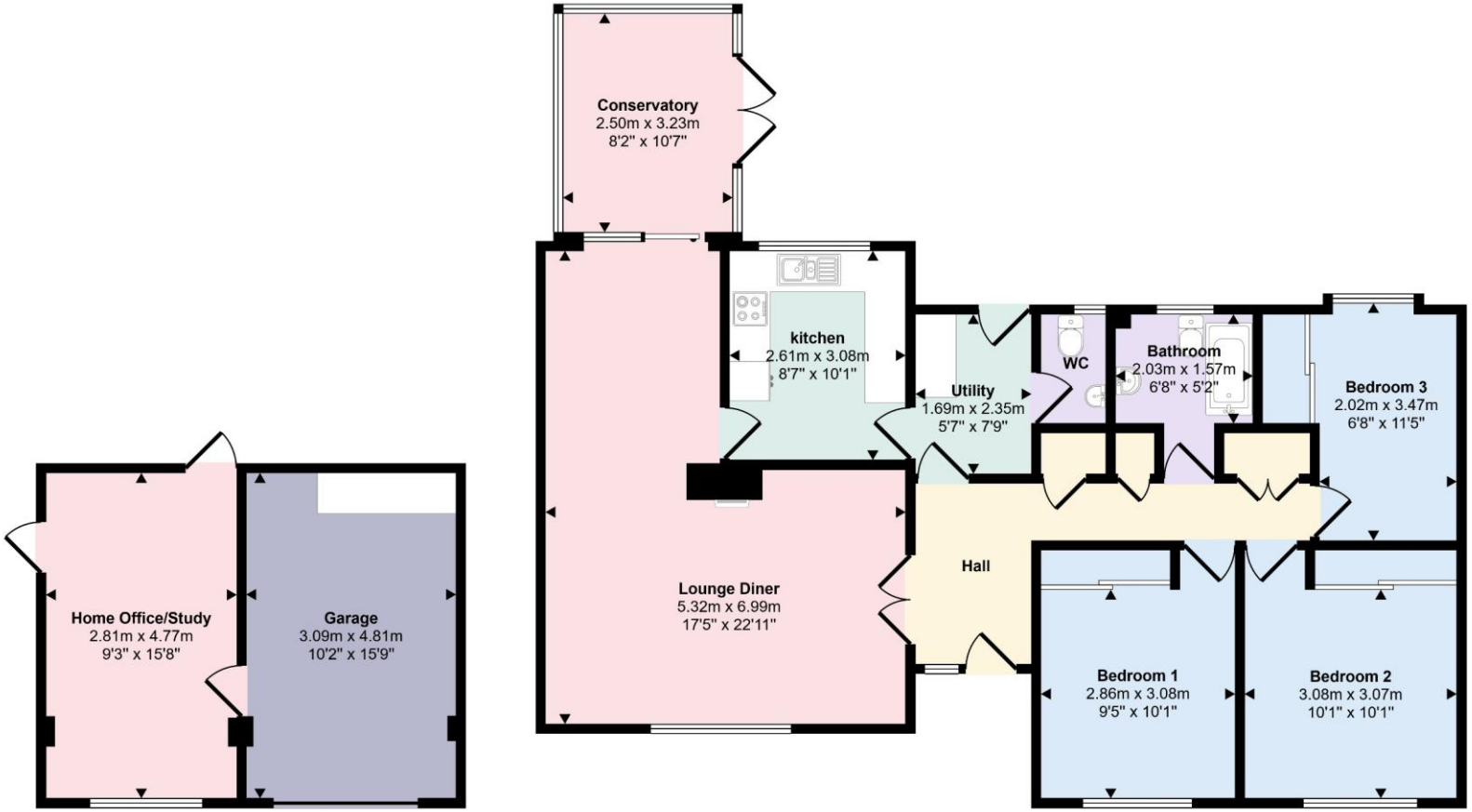






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Approx Gross Internal Area
129 sq m / 1386 sq ft



Lower Floor
Approx 29 sq m / 312 sq ft

Ground Floor
Approx 100 sq m / 1075 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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