



LANG TOWN
& COUNTRY

20 Douglas Drive, Elburton, Plymouth, Devon, PL9 8LR

LANG TOWN
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SALES

Price £395,000



Located in a desirable residential area of Plymstock, 20 Douglas Drive is a well-presented three-bedroom Fletcher-built detached home offering generous living space, excellent privacy and exciting potential for further development.

The property is approached via a private gated driveway, providing off-road parking and access to the spacious garage. A generous entrance porch welcomes you into the home and leads through to the entrance hall, which in turn provides internal access to the garage a substantial space with excellent scope for conversion (subject to the necessary consents), should a purchaser wish to create additional accommodation.

Stairs rise to the first floor where the main living accommodation can be found. The dual-aspect lounge/diner is a bright and airy space, enjoying plenty of natural light and featuring patio doors that open into the conservatory – an ideal spot to relax and enjoy views over the garden. The kitchen/breakfast room is fitted with a range of wall and base units, offering ample storage and workspace for modern family living.

There are three well-proportioned bedrooms, all of good size, along with a contemporary shower room fitted with a modern three-piece suite.

Externally, the generous rear garden offers a wonderful sense of privacy and seclusion. Beautifully stocked with a wide variety of shrubs and bushes, the garden also includes a productive working market garden with an array of vegetables and soft fruits. A raised patio area provides the perfect setting for outdoor dining and entertaining.

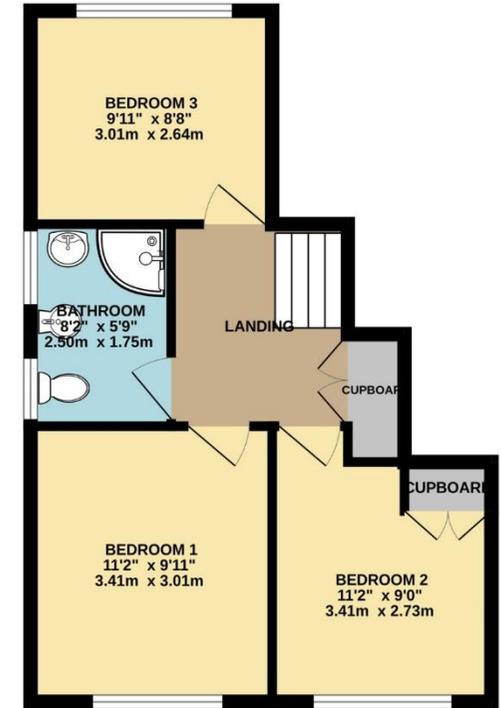
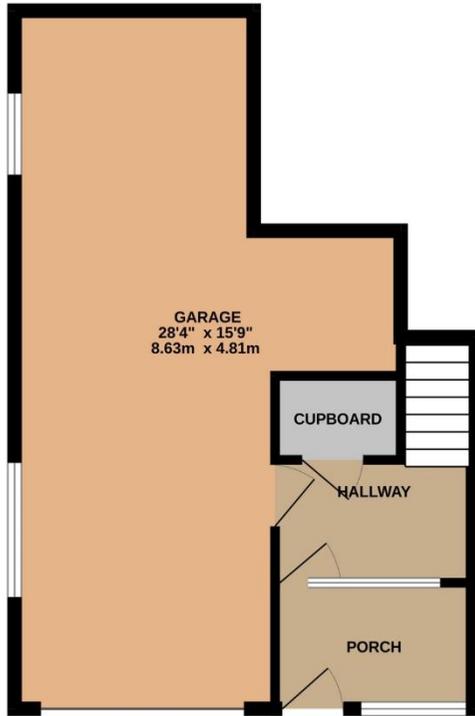
This property is close to an array of local amenities including the Broadway Shopping Centre, Doctor's Surgeries and Dental Surgeries. Recreational facilities can be found close by to include the Mount Batten Water Sports Centre, Staddon Heights Golf Course and the picturesque countryside and coastlines found at the South Hams which offers stunning walks along the Southwest coastal path. Transport links provide access to the vibrant Plymouth City Centre and the South Hams.



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

www.langtownandcountry.com





TOTAL FLOOR AREA : 1261 sq.ft. (117.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Lang Town & Country
6 The Broadway
Plymstock
Plymouth
PL9 7AU
Tel: 01752 456000
Email: plymstock@langtownandcountry.com
www.langtownandcountry.com

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