



LANG TOWN  
COUNTRY

4 Fletcher Crescent, Elburton, Plymouth, Devon, PL9 8LQ



**Price £530,000**



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This impressive 3-bedroom extended detached Fletcher-built bungalow is situated in the ever-popular area of Plymstock and has undergone an extensive programme of refurbishment in recent years by the current owners, resulting in a beautifully presented and highly versatile home.

The accommodation is both generous and flexible. At the heart of the property is a spacious bay-fronted lounge enjoying views over the rear garden and featuring a characterful fireplace with inset gas effect log burner, creating a warm and inviting living space and a separate sitting room. The modern fitted kitchen/diner is ideal for both everyday living and entertaining, boasting a range of integrated appliances including a double oven, along with a central island with induction hob.

The remaining ground floor accommodation offers excellent flexibility to suit a variety of lifestyles. There are two double bedrooms, which benefit from fitted wardrobes, while one also enjoys the added luxury of a separate dressing room. These bedrooms are serviced by a stunning four-piece family bathroom, comprising WC, wash hand basin, bath and a walk-in double shower.

To the first floor, the property continues to impress with a spacious master bedroom suite, complete with fitted wardrobes and an en-suite dressing room, providing a private and tranquil retreat.

Externally, the property sits on a level plot designed for low maintenance. To the front, a gravelled driveway provides ample off-road parking, with a resin pathway leading to the main entrance. The rear garden is enclosed, private and low maintenance, featuring a raised composite-decked veranda with steps down to a generous patio area, perfect for outdoor dining and relaxation.

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 South West coastal path. Transport links provide access to the vibrant Plymouth City Centre and the South Hams.

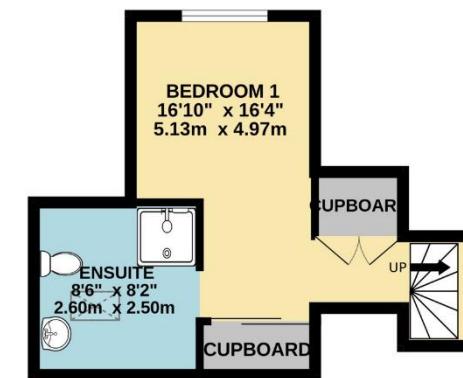
To view this property call Lang Town & Country Estate Agents on 01752 456000.



GROUND FLOOR  
1085 sq.ft. (100.8 sq.m.) approx.



1ST FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.1 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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