



35 Capricorn Way, Sherford, Plymouth, Devon, PL9 8FU



Price £415,000



Located within the popular and modern community of Sherford, this substantial five-bedroom terraced home offers spacious and versatile accommodation arranged over three floors and offered to the market with no onward chain.

Upon entering the property, a welcoming entrance hallway provides access to a convenient ground floor WC. The hallway opens into the impressive open-plan kitchen, dining and living area, creating a fantastic space for both everyday life and entertaining. The contemporary layout allows for clearly defined living and dining zones while maintaining an open and sociable feel throughout. Patio doors to the rear flood the room with natural light and provide direct access to the enclosed rear garden.

The first floor hosts the generous principal bedroom, complete with its own en-suite shower room, alongside a second spacious double bedroom. Also located on this floor is an additional versatile room, perfectly suited as a home office, study, playroom or hobby room to meet a variety of lifestyle needs. Occupying the second floor are three further well-proportioned double bedrooms, including an especially large double room, all served by a modern family bathroom.

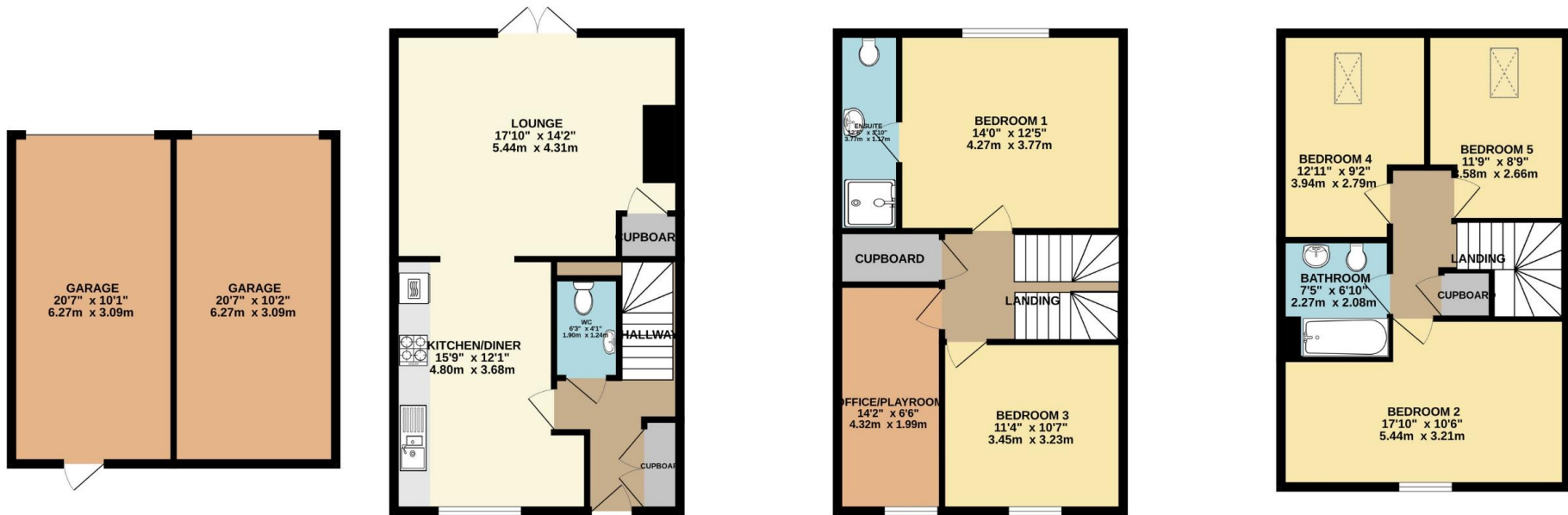
Externally, the property benefits from an enclosed rear garden, offering a private outdoor space for relaxation. A particular feature of the home is the double garage, which can be accessed directly from the garden and provides excellent parking or storage.

Combining generous living accommodation, five double bedrooms, flexible additional space and a double garage, this impressive home presents a rare opportunity to acquire a sizeable property in one of Plymouth's most sought-after new communities.



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





TOTAL FLOOR AREA : 1991 sq.ft. (185.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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