



16 Ballad Gardens, Manadon, Plymouth, Devon, PL5 3FF



Offers Over £270,000



Positioned in the residential area of Manadon close to excellent schooling, supermarkets and Manadon Sports hub this beautifully presented, eight-year-old three-bedroom home offers immaculate accommodation throughout, combining a practical modern layout with a particularly attractive, low-maintenance garden.

The property also benefits from approximately two years remaining on its NHBC warranty, making it an appealing choice for buyers looking for a contemporary home that is ready to move straight into.

On arrival, the property provides two off-road parking spaces to the front, together with the increasingly desirable addition of an EV charging point. Stepping inside, the entrance hallway immediately gives a sense of the excellent standard in which the house has been maintained. From here there is access to the ground-floor WC, lounge and kitchen/diner, with stairs rising to the first floor.

The lounge is a comfortable and inviting reception room, with a window allowing plenty of natural light into the space. To the rear of the house is the impressive kitchen/diner, a generous room ideally suited to both everyday family life and entertaining. The kitchen is well equipped with an excellent range of eye and base-level units, providing plentiful storage and worktop space, complemented by a pantry cupboard, induction hob and double oven/grill whilst there is ample space for freestanding white goods. There is also a further useful built-in cupboard. With ample room for a dining table, the space works wonderfully as the social heart of the home, while French doors lead directly out to the rear garden, allowing the accommodation and outside space to flow together particularly well during the warmer months.

Upstairs, the landing serves three bedrooms and the family bathroom. The principal bedroom enjoys the added benefit of its own en-suite shower room, while the second bedroom is another well-proportioned double. The third bedroom provides a versatile space that would work equally well as a child's room, guest bedroom or home office. A modern family bathroom completes the first-floor accommodation, while additional built-in cupboards provide valuable storage.

The rear garden has been thoughtfully designed to provide an attractive outside space without demanding hours of upkeep. Low maintenance and laid with decorative stones, it provides an ideal setting in which to relax and entertain. A real highlight is the fantastic pergola with a decked floor, creating a defined outdoor seating and entertaining area that can be enjoyed throughout much of the year. There is also a lockable garden store for bikes, tools and outdoor equipment, together with convenient side access leading back to the front of the property.

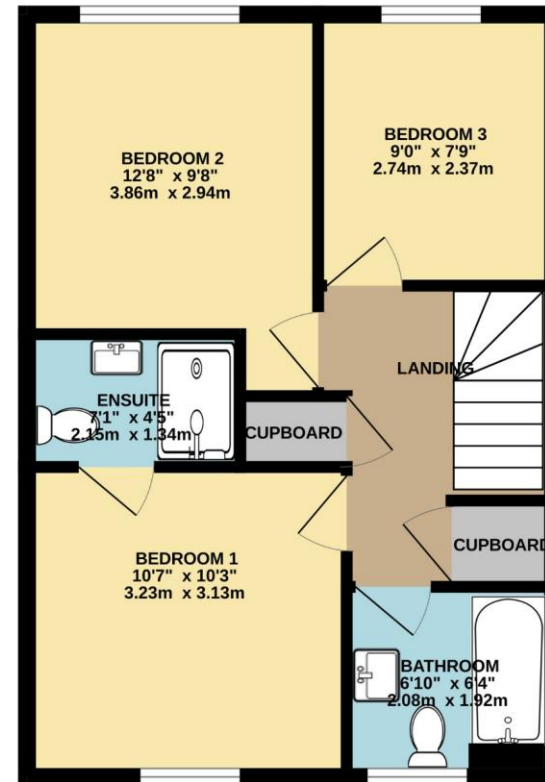
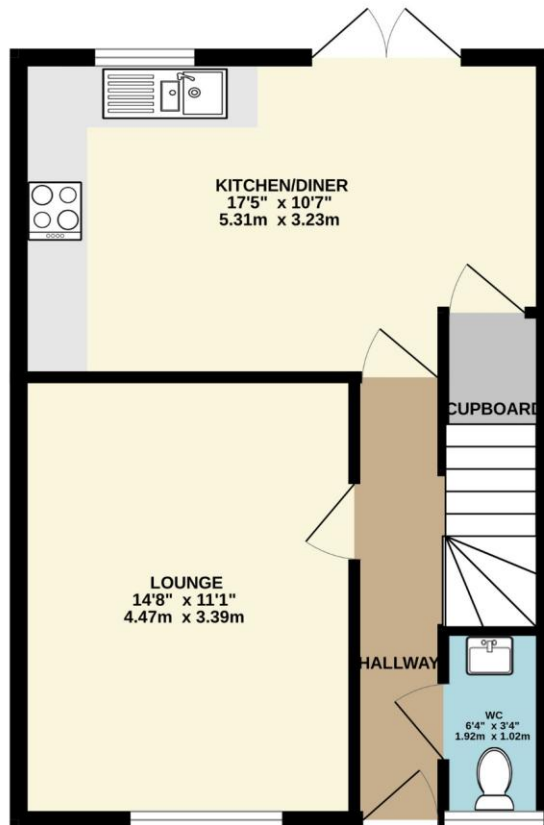
Immaculately maintained inside and complemented by excellent practical features outside, this is a superb modern home offering three bedrooms, two bathrooms, generous living accommodation, off-road parking with EV charging and a garden designed for enjoyment rather than upkeep.

Agent note: There is a yearly estate charge payable of £137.68.

To view this property call Lang Town & Country Estate Agents on **01752 256000**.







TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

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