



LANG TOWN
& COUNTRY

32 The Old Wharf, Oreston, Plymouth, Devon, PL9 7NP



Price £440,000



Occupying a superb position within the highly desirable Waterside Village development in Oreston, this beautifully presented three-bedroom townhouse offers stylish and versatile accommodation arranged over three floors. Originally constructed as a four-bedroom home, the property has been thoughtfully reconfigured to create larger, more practical living spaces, making it ideally suited to families, professional couples or those seeking a home in a picturesque waterside setting. Being offered to the market with no onward chain.

Upon entering the property, a welcoming entrance porch leads into the main reception hall. The original garage has been expertly converted to create a useful utility room, whilst retaining a valuable storage area to the front. Also on the ground floor is a versatile family room, which could equally serve as a generous third bedroom, home office or playroom, together with a convenient cloakroom/WC. The ground floor has the added benefit of underfloor electric heating.

The first floor forms the heart of the home, featuring an impressive open-plan living space designed for modern-day living. The spacious lounge enjoys a balcony with delightful views across Hooe Lake and the surrounding woodland, creating a peaceful setting in which to relax. Flowing seamlessly into the dining area, the recently refitted contemporary kitchen is beautifully appointed with an extensive range of quality wall and base units, integrated appliances and generous worktop space, providing the perfect environment for both everyday living and entertaining.

The second floor offers two excellent double bedrooms. The principal bedroom benefits from a stylish modern en-suite shower room, whilst the second double bedroom is served by a beautifully presented three-piece family bathroom.

Externally, the property continues to impress. To the front, there is off-road parking, while the enclosed rear garden has been lovingly maintained and enjoys a desirable southerly aspect, providing an ideal space for outdoor dining and relaxation. Well-stocked borders, filled with an attractive variety of flowers and mature shrubs, create a colourful and private outdoor retreat.

The Old Wharf is one of Plymouth's hidden sought-after residential developments, renowned for its peaceful surroundings and attractive waterside setting. The property is just a short stroll from the picturesque shores of Hooe Lake, where scenic waterside walks can be enjoyed throughout the year. The nearby Cattewater offers excellent opportunities for sailing, paddleboarding and other water-based activities, while the South West Coast Path provides stunning coastal walks towards Mount Batten and Jennycliff.

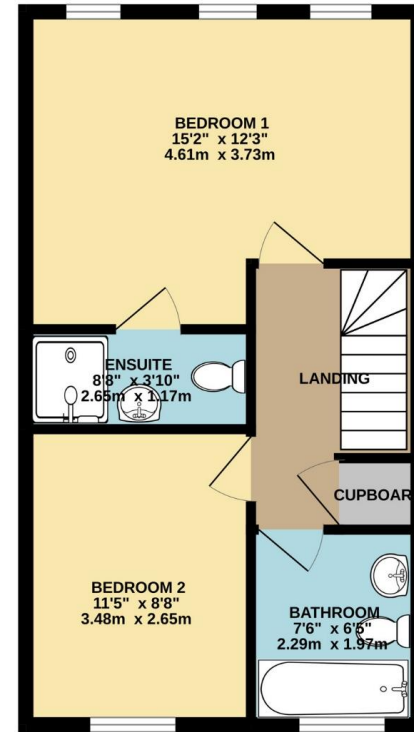
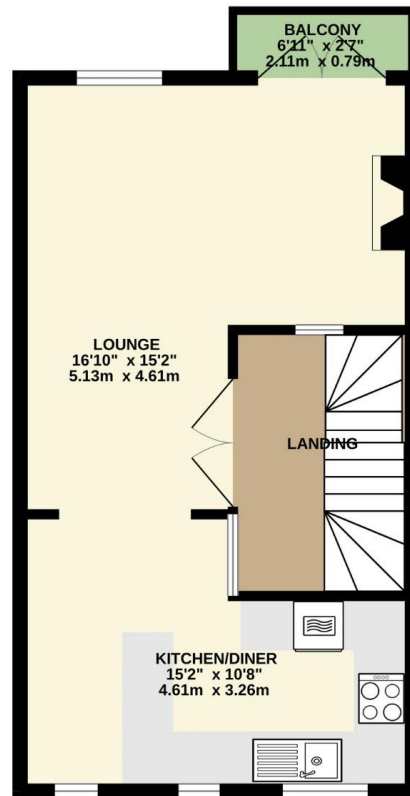
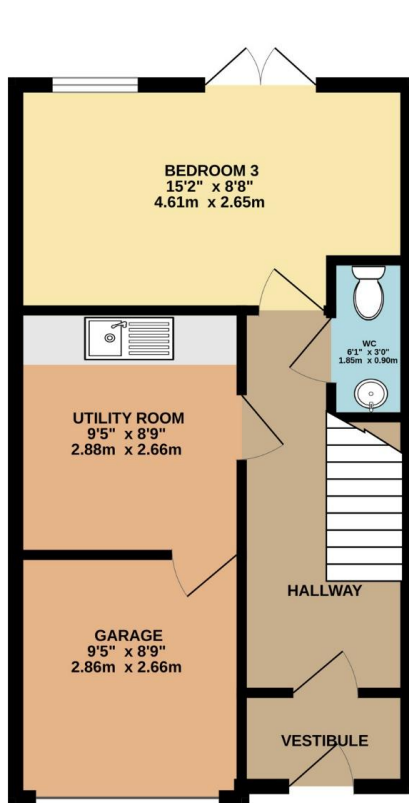
The nearby village of Oreston offers a range of everyday amenities including a convenience store, public house, café and well-regarded local schools. The Broadway Shopping Centre in Plymouth is only a short drive away and provides a wider selection of supermarkets, independent shops, restaurants and healthcare facilities. Plymouth City Centre is easily accessible, offering excellent shopping, leisure and transport links, whilst the A38 Devon Expressway provides convenient access to Exeter, Cornwall and beyond.



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

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TOTAL FLOOR AREA : 1247 sq.ft. (115.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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