

Lang

AND CO

Plymstock office
01752 456000
www.lang.co.uk



29 HAYE ROAD, ELBURTON, PLYMOUTH, PL9 8HS



Price £465,000 Freehold

Lang & Co are delighted to offer this spacious detached family home situated in the popular village of Elburton. The property has been recently constructed and comprises, on the ground floor, of an entrance hallway with storage cupboard, a cloakroom/w.c. and access to the two integral garages, one of which has potential to be converted and add to the current accommodation. There is also a generous size lounge with French doors leading out to the south facing rear garden, a study/bedroom five and a utility room. On the first floor there is a spacious modern fitted kitchen/family room with a range of integrated appliances, a dining room with a range of storage units and wine cooler, bedroom four and the master bedroom which has a modern en-suite bathroom with four piece suite. On the second floor there is bedroom two which has fitted wardrobes and an en-suite shower room. There is also bedroom three and a family bathroom. To the front of the property there is a brick paved driveway which provides parking and access to the garages whilst to the rear of the property there is an enclosed garden which enjoys a south facing aspect.

The property is situated in close proximity to the very desirable village of Elburton which benefits from a Post Office, butchers, bakers, Co-operative Store and a variety of other shops. There is a well regarded primary school and regular transport links provides access to Plymstock, Plymouth City Centre and the South Hams countryside.

GROUND FLOOR

CLOAKROOM

LOUNGE

16' 11" x 14' 6" (5.16m x 4.42m)

BEDROOM FIVE/STUDY

11' 8" x 9' 7" (3.56m x 2.92m)

UTILITY ROOM

10' 5" x 9' 5" (3.18m x 2.87m)

INTEGRAL GARAGE

17' 1" x 9' 1" (5.21m x 2.77m)

INTEGRAL GARAGE

23' 7" x 8' 8" (7.19m x 2.64m)

FIRST FLOOR

KITCHEN/FAMILY ROOM

23' 4" x 17' 1" (7.11m x 5.21m)

DINING ROOM

14' 11" x 9' 8" (4.55m x 2.95m)

MASTER BEDROOM

20' 0" x 14' 6" (6.1m x 4.42m)

EN-SUITE

11' 8" x 9' 7" (3.56m x 2.92m)

BEDROOM FOUR

14' 10" x 8' 4" (4.52m x 2.54m)

SECOND FLOOR

BEDROOM TWO

16' 5" x 8' 7" (5m x 2.62m)

EN-SUITE

BEDROOM THREE

15' 1" x 9' 7" (4.6m x 2.92m)

BATHROOM

9' 10" x 7' 10" (3m x 2.39m)

OUTSIDE

BRICK PAVED DRIVE

SOUTH FACING REAR GARDEN

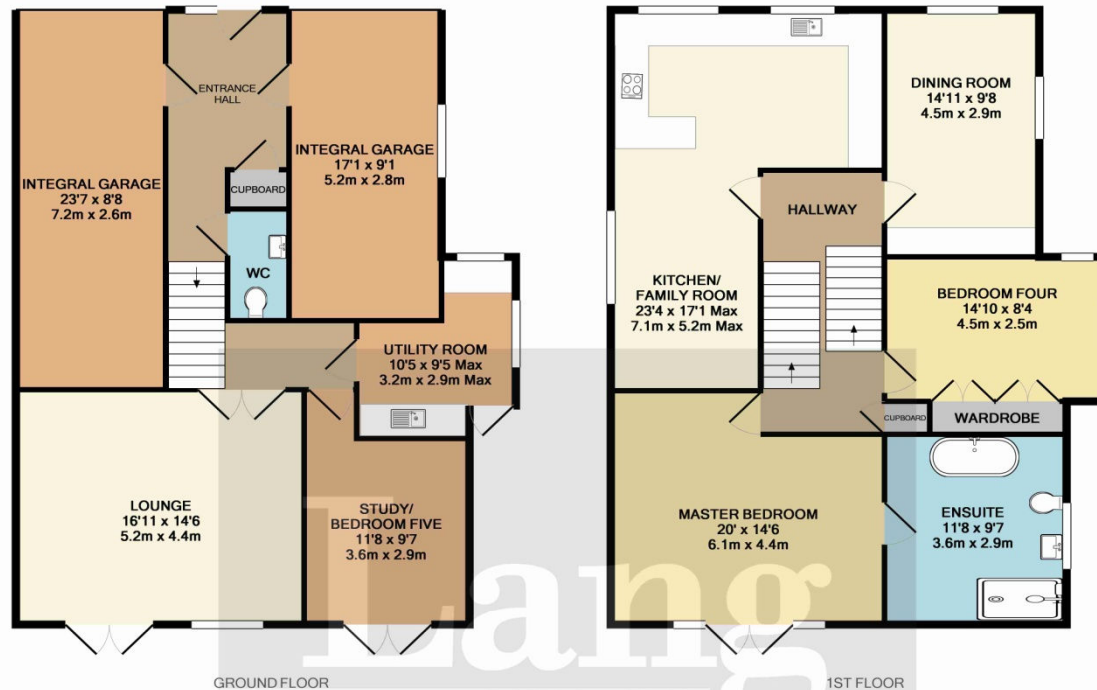
IMPORTANT NOTICE CONSUMER PROTECTION REGULATIONS

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property.

The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated.

All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.

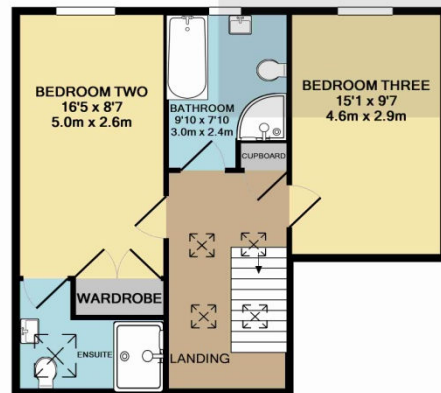
Lang & Co is the trading name of Lang & Co Estate Agents Limited, Registered in England & Wales, Company Number: 7693964. Registered Office: 40 Mannemead Road, Mutley, Plymouth, PL4 7AF.



GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2015



2ND FLOOR

L168 Ravensworth 0870 112 5306



VIEWING AND NEGOTIATIONS
 Strictly through the vendors Agents, Messrs. Lang & Co., (01752) 456000
 6 The Broadway, Plymstock, Plymouth, PL9 7AU
 Fax 01752 402715 Email plymstock@lang.co.uk
www.lang.co.uk
 Office Hours: Monday-Friday 9.00am-5.30pm (Saturday) 9.00am-4.00pm
24 HOUR ANSWERING SERVICE

