

DC LANE

SELL • LET • MANAGE

Langmead Road, Plymouth, PL6 5TA

£450,000 Freehold

4 2 2 D



Langmead Road

Plymouth, PL6 5TA

£450,000



- Superb Detached Bungalow
- Two Receptions
- Open Plan Living
- Versatile Flexible Living
- Garage & Driveway
- Four Bedrooms
- Popular Eggbuckland Location
- Two Bathrooms
- Enclosed Sizeable Rear Garden
- Council Tax Band D

DC Lane are proud to present this impressive detached bungalow occupying a sizeable plot in the sought after area of Eggbuckland, offering a combination of generous accommodation, contemporary style and superb flexibility for modern family living.

From the moment you step inside, the sense of quality and space is immediately apparent. A welcoming hallway leads to the principal bedroom and a stylish, contemporary bathroom is complemented with a walk in shower. A further bedroom, useful utility area and internal access to the garage complete this part of the ground floor. The true heart of the home is an exceptional open plan living space, designed with modern lifestyles firmly in mind. A stunning kitchen features a wealth of quality cabinetry, generous work surfaces and integrated appliances and flows effortlessly into a dining area and a beautifully appointed lounge, creating an expansive setting in which to cook, entertain and relax. Natural light floods the space, while french doors open directly onto the garden, creating a wonderful connection between the interior and outside. A barn style door introduces a further versatile reception room, currently arranged as a playroom but equally suited to a home office, cosy snug, hobby room or occasional fifth bedroom. Stairs rise to the first floor, where two further bedrooms, both enjoying natural light through Velux windows, are served by a stylish shower room. Additional loft space provides valuable storage and further enhances the practicality of the accommodation.

Outside, the south facing garden combines a lawned area with a paved terrace with ample space for statement garden furniture and to the front, a private driveway provides off road parking and leads to the integral garage.

With beautifully considered living spaces and finished to an impressive standard throughout, this exceptional detached bungalow offers far more than its traditional exterior might suggest and a viewing is most definitely recommended.





Ground Floor	
Lounge/Diner	18'7" x 12'1" (5.67 x 3.70)
Kitchen	10'5" x 7'7" (3.18 x 2.32)
Reception Room	11'3" x 9'4" (3.43 x 2.87)
Utility Room	5'9" x 7'4" (1.77 x 2.24)
Bedroom One	10'10" x 14'2" (3.31 x 4.32)
Bathroom	5'9" x 7'10" (1.77 x 2.39)
Bedroom Four	8'0" x 8'10" (2.46 x 2.71)
Garage	8'0" x 18'1" (2.46 x 5.53)
First Floor	
Bedroom Two	13'9" x 13'2" (4.20 x 4.02)
Bedroom Three	8'7" x 7'5" (2.62 x 2.27)
Shower Room	8'7" x 5'2" (2.62 x 1.59)



Directions

From the office Turn right onto Mannamead Rd/B3250 0.4 mi Turn right onto Eggbuckland Rd 0.4 mi At the roundabout, take the 2nd exit and stay on Eggbuckland Rd 0.2 mi At the roundabout, take the 1st exit and stay on Eggbuckland Rd 0.4 mi At the roundabout, take the 1st exit and stay on Eggbuckland Rd Go through 1 roundabout 0.3 mi At the roundabout, take the 2nd exit onto Shallowford Rd 0.2 mi Turn right onto Fort Austin Ave left into Langmead Road and the property can be found on the left.

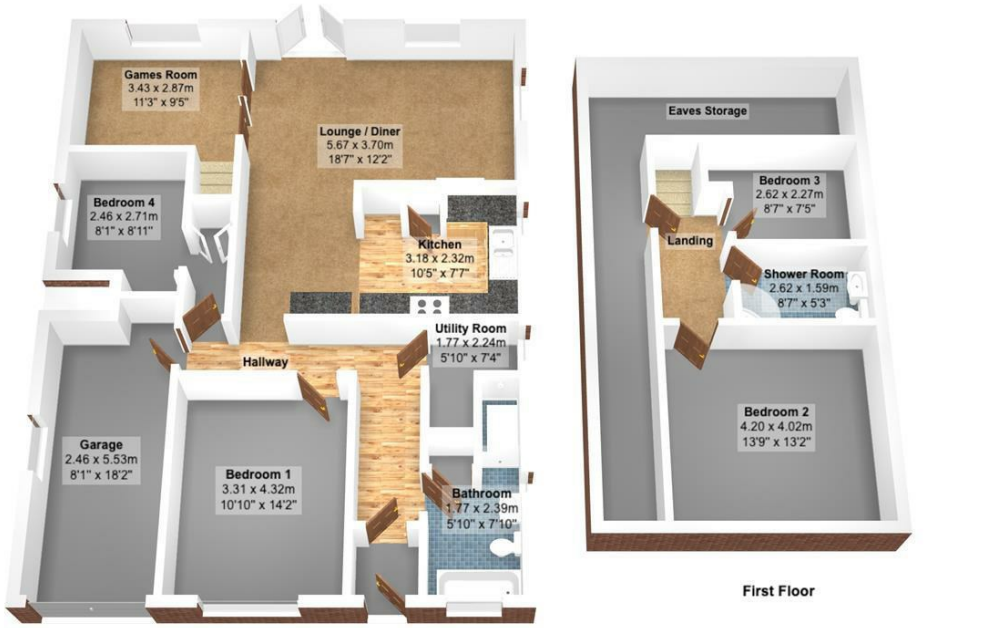
Council Tax Band: D

Scan for Material Information





Floor Plans



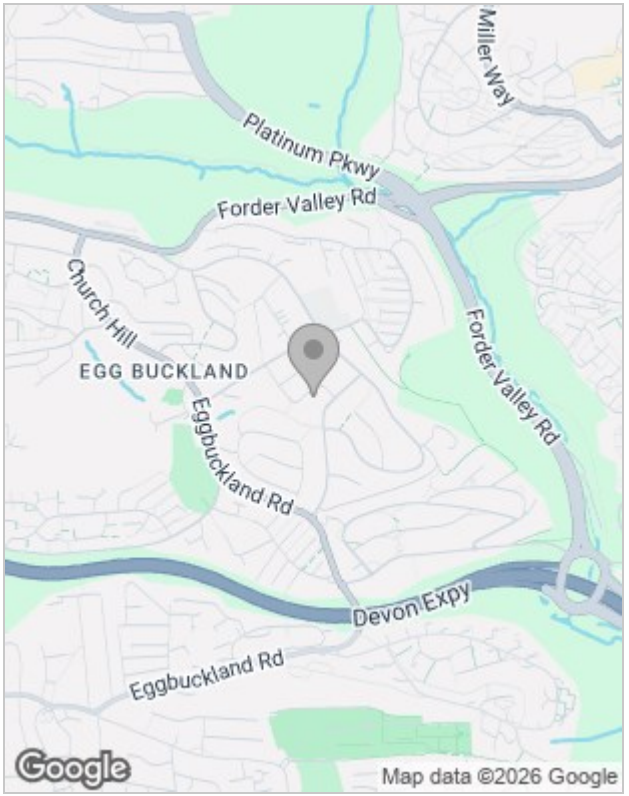
Total Area: 168.5 m² ... 1814 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

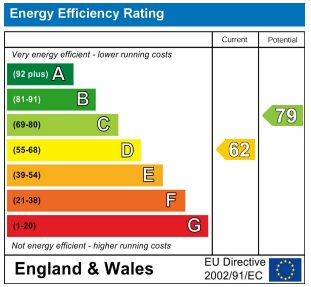


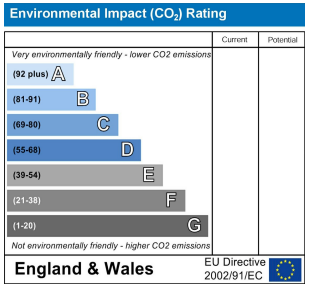
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Location Map



Energy Performance Graph





Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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