



## 1 Pandora Grove

Sherford, Plymouth, PL9 8LZ

£375,000



Superbly-presented 3-storey townhouse situated in a lovely position overlooking the lake and enjoying a south-westerly facing landscaped rear garden. Briefly, the accommodation comprises an entrance hall with downstairs cloakroom/wc, superb open-plan kitchen/dining/family room, first floor lounge, 4 bedrooms, master ensuite shower room, additional first floor wc & top floor bathroom. Parking & garage. Double-glazing & central heating. No onward chain.



**PANDORA GROVE, SHERFORD, PL9 8LZ**

**ACCOMMODATION**

Front door opening into the hall.

**ENTRANCE HALL 13'6 x 6'1 (4.11m x 1.85m)**

Providing access to the accommodation. Staircase ascending to the first floor. Understairs cupboard. Fitted flooring. Feature high ceilings.

**DOWNSTAIRS CLOAKROOM/WC 6'1 x 3'6 (1.85m x 1.07m)**

Fitted with a wc and a pedestal basin with a tiled splash-back. Fitted flooring.

**OPEN-PLAN KITCHEN/DINING/FAMILY ROOM 27'2 x 17'5 at widest points (8.28m x 5.31m at widest points)**

A superb open-plan room running from front to rear with windows to the front and rear elevations together with French doors leading onto the landscaped south-westerly facing garden. Ample space for seating and dining. Fitted kitchen with matching cabinets and work surfaces, including a breakfast bar. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Stainless-steel 5-burner gas hob with a splash-back and cooker hood above. Built-in double oven and grill. Integral fridge and freezer. Integral washing machine. Fitted flooring. Feature high ceilings.

**FIRST FLOOR LANDING**

Providing access to the accommodation. Staircase continuing to the top floor.

**LOUNGE 17'4 x 11'10 at widest point (5.28m x 3.61m at widest point)**

A dual aspect room with windows to the front and side elevations. 2 Juliette-style balconies to the front elevation with lovely views over the lake towards the surrounding countryside.

**BEDROOM ONE 17'5 to wardrobe rear x 9'6 (5.31m to wardrobe rear x 2.90m)**

2 windows to the rear elevation. Built-in wardrobes. Doorway opening into the ensuite shower room.

**ENSUITE SHOWER ROOM 6'5 x 5'1 (1.96m x 1.55m)**

Comprising an enclosed shower, pedestal basin with a tiled splash-back and wc. Chrome towel rail/radiator.

**FIRST FLOOR WC 5'2 x 2'8 (1.57m x 0.81m)**

Fitted with a wc and a pedestal basin with a tiled splash-back.

**TOP FLOOR LANDING**

Providing access to the top floor accommodation. Loft hatch. Recessed storage cupboard. Over-stairs storage cupboard.

**BEDROOM TWO 17'5 x 10'7 (5.31m x 3.23m)**

A generous dual aspect double bedroom with lovely views over the lake towards the surrounding countryside.

**BEDROOM THREE 9'6 x 9'1 (2.90m x 2.77m)**

Window to the rear elevation.

**BEDROOM FOUR 9'6 x 8' (2.90m x 2.44m)**

Window to the rear elevation.

**FAMILY BATHROOM 7' x 6'5 (2.13m x 1.96m)**

Comprising a bath with a shower system over and a glass screen, pedestal basin with a tiled splash-back and wc. Partly-tiled walls.

**GARAGE 19'8 x 9'9 (5.99m x 2.97m)**

Up-&-over style door to the front elevation. Pitched roof.

**OUTSIDE**

The garden enjoys a south-westerly aspect and has been landscaped with areas laid to patio and artificial grass, retained shrub bed.. There is a pergola with seating beneath, a timber shed, outside tap, outside power points and outside lighting. A rear access gate leading to the garage with parking in front.

**COUNCIL TAX**

South Hams District Council  
Council tax band E

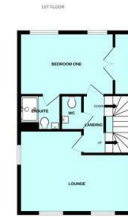
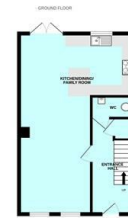
**SERVICES**

The property is connected to all the mains services: gas, electricity, water and drainage.

**Area Map**

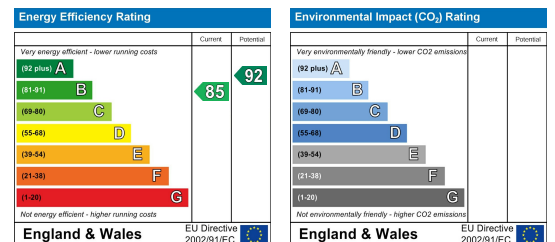


**Floor Plans**



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**Energy Efficiency Graph**



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