

**FOR SALE**



**Erlstoke Close, Plymouth**

**4 Bedrooms, 2 Bathroom, Semi-Detached House**

**Asking Price Of £300,000**

**MARTIN&CO**



- Lovely Family Home
- Four Double Bedrooms
- Modern Kitchen
- Large Open Plan Lounge- Diner
- Garage & Off Road Parking
- Patio and Separate Garden
- Sought After Location
- Large Garden with Valley Views
- Council Tax: Band C
- EPC Band : C

**SUPERB FAMILY HOME IN SOUGHT AFTER LOCATION\*\*\***

This spacious family home offers the perfect blend of comfort and outdoor living. Inside, find a modern kitchen, bright large living room and four bedrooms with ample storage and additional utility room and home office. Benefitting from a delightful patio and separate garden. Located in the sought after location of Egguckland it will appeal to growing families and young professionals. One allocated off road parking and garage. Free street parking is also available.

Imagine a sanctuary for your growing family in this captivating five-bedroom haven. Nestled in a safe cul-de-sac, this home boasts a location that's as idyllic as its design. Step inside and be greeted by a light-filled modern kitchen, awash with sleek, white gloss units and beckons culinary creations.

The open-plan lounge diner seamlessly flows downstairs, creating a sociable space perfect for family gatherings and entertaining. You will also discover a bathroom with a bath and shower over, ideal for soaking away stress or starting energetic mornings.

Tranquillity awaits downstairs. Two generously sized double bedrooms are bathed in natural light from expansive windows, offering a haven for peaceful slumber. There is also a second bathroom with a shower and ensures convenience on this floor.

On the bottom floor there is a home office that provides access to the private patio, your own personal oasis, perfect for enjoying balmy summer evenings under the stars. But wait, there's more! A versatile room, complete with built-in storage, transforms into either a cozy guest room or gym.





Imagine lazy summer afternoons in this large garden, and time spent basking in the sunshine. Mature trees provide a sense of tranquility, while the manageable layout ensures easy maintenance.

This exceptional house isn't just a place to live, it's a place to create lasting memories. Don't miss your chance to make it your own!

**VIEWINGS** Interested applicants should call Martin & Co today on 01752 255 255 in order to arrange their viewing appointment.

**NOTE TO APPLICANTS** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We routinely refer potential purchasers to Move With Us conveyancing. It is your decision whether you choose to deal with Move with Us. In making that decision, you should know that we receive an annual payments benefit, equating to approximately £200 per referral.







