



11 Roborough Avenue, Derriford, Plymouth, Devon, PL6 6AG



Price £795,000



Lang Town and Country are delighted to offer to the market this exceptional family home situated on one of Derriford's most sought after avenues; Roborough Avenue.

Welcome to this wonderful, detached house perfectly situated on an attractive plot, offering an ideal blend of modern comfort and classic charm. This property is a true gem, featuring a spacious and thoughtfully designed accommodation throughout.

Enter into the vestibule and spacious entrance hallway which has 2 large storage cupboards and a convenient WC. To the left of the hallway enter into the inviting lounge, boasting elegant parquet flooring that adds warmth and sophistication to the space. The adjacent dining room is perfect for entertaining, with doors that open directly onto the beautiful garden, creating a seamless indoor-outdoor flow.

The heart of the home is the modern and spacious kitchen/breakfast room. It is equipped with a range of built-in appliances and French doors leading to the garden, making it perfect for family gatherings and morning coffee. A convenient study on the ground floor offers a quiet space for work or relaxation.

A wonderful staircase with a tall window flooding the space with natural light leads up to the first floor where you will find four bedrooms and a family bathroom. The master bedroom is a luxurious retreat, featuring an ensuite shower room for added convenience as well as 3 large built-in wardrobes/cupboards. Three additional double bedrooms provide ample space for family and guests. The family bathroom is a sanctuary of relaxation with a corner shower cubicle featuring both rainforest and handheld showers, a free-standing roll-top bath, wash hand basin, heated towel rail and WC. Plenty of built-in storage in the hallway ensures a clutter-free environment.

The lovely rear garden is a true highlight, full of colour and well-established greenery. Enjoy the shade of a beautiful acer tree and the vibrant blooms of a camellia. The patio area is perfect for outdoor dining and relaxation. To the front there is ample parking via the private driveway and a single garage. The garage has planning permission to convert and adapt the accommodation along with building a separate detached replacement garage.

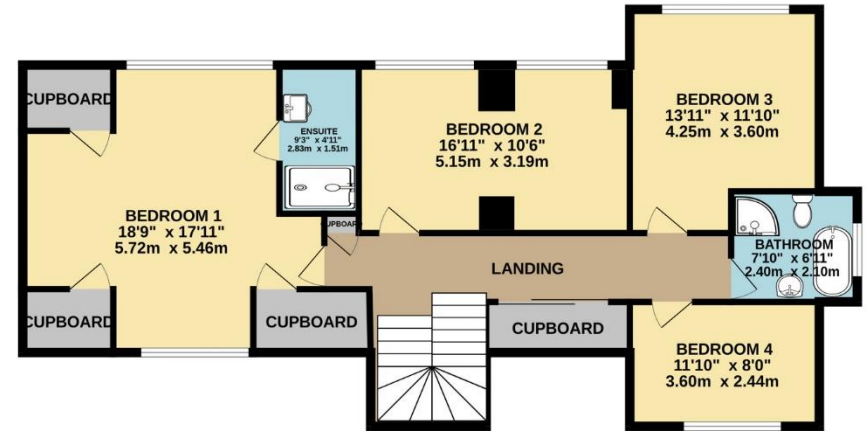
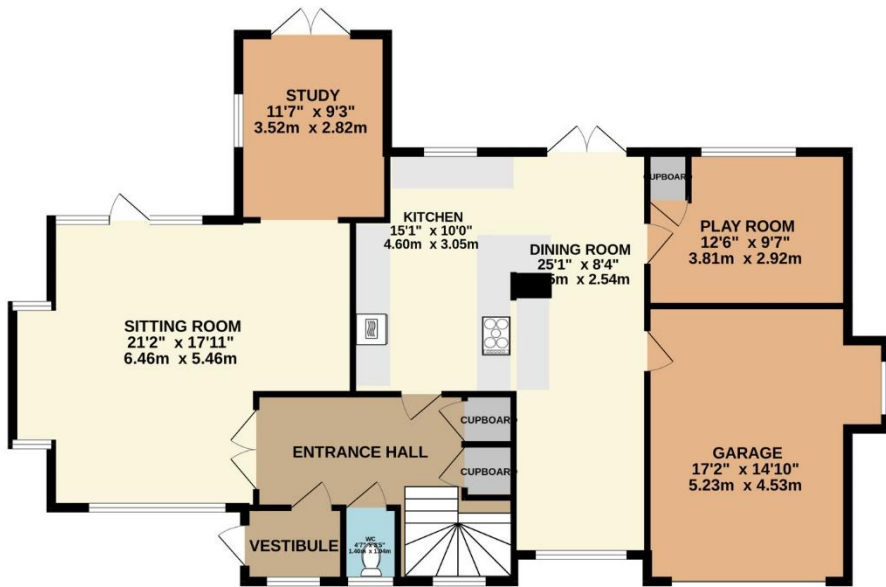
This exceptional property combines comfort, style and practicality, making it the perfect family home.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.

www.langtownandcountry.com





TOTAL FLOOR AREA : 2344 sq.ft. (217.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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