



10a Shallowford Close, Eggbuckland, Plymouth, Devon, PL6 5TN





## Guide Price £330,000



Welcome to this linked detached four-bedroom house, nestled at the end of a quiet cul-de-sac, boasting panoramic views across the valley in the popular residential area of Egguckland. Built in the 1970's this home is spacious and well-presented for any growing family.

Upon entering you are greeted by a spacious entrance hall leading to the lounge which is flooded with lots of natural light through the large windows. The kitchen/diner which comprises of a range of modern wall and base units, gas cooker, sink with a drainer and space and plumbing for both a fridge freezer and dishwasher. There is ample space for a dining table and chairs. Additionally, the utility room, thoughtfully added by the current owner offers convenience along with a downstairs double bedroom and a convenient WC.

Ascend the stairs to the first floor, where the master bedroom bathes in natural light and boasts panoramic views. Two further double bedrooms provide ample space for family or guests. The family bathroom features a double walk-in shower, bath, wash hand basin, and WC, catering to every need.

Outside, the generously sized garden occupies a large plot, with lawned areas and a delightful decking perfect for summer BBQ's and al fresco dining. Enclosed by fence panelling, it offers privacy all year round.

To the front, a driveway provides parking for 2-3 vehicles, ensuring convenience for residents and guests alike. Don't miss the opportunity to make this wonderful family home your own, where comfort, convenience and breath-taking views await.

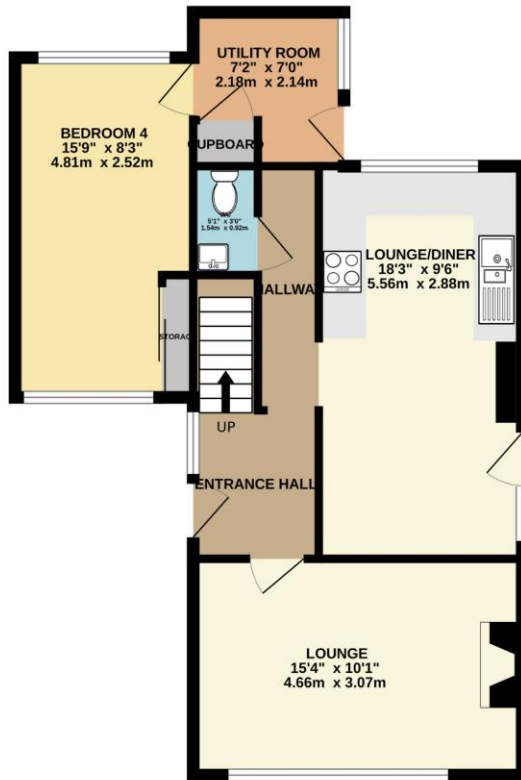


To view this property call Lang Town & Country Estate Agents on **01752 256000**.

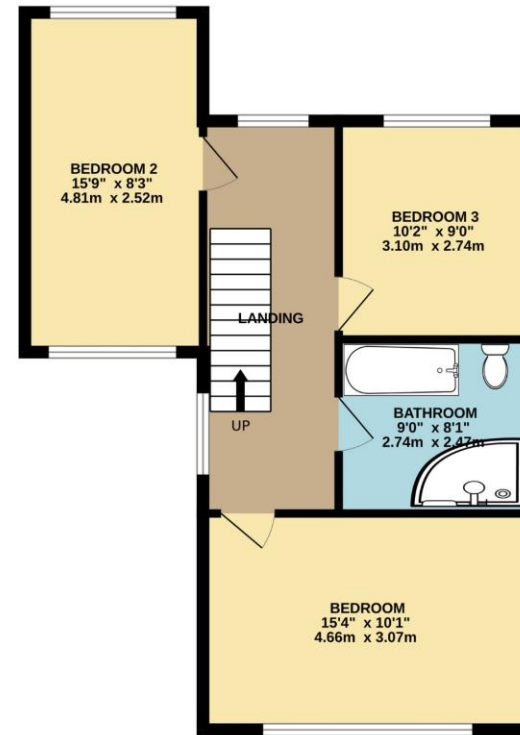




GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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