



37 Leat Walk, Roborough, Plymouth, Devon, PL6 7AT



## Offers Over £495,000



Nestled in the desirable Roborough Village, this stunning 1970's detached bungalow offers a perfect blend of modern living and serene surroundings. Ideally located near local amenities, parkland, Tesco Superstore, Dartmoor National Park, and with convenient public transport links to the City Centre just six miles away, this home is perfectly positioned for both convenience and leisure.

Tastefully renovated throughout, this spacious bungalow sits on a private, level plot within a sought-after cul-de-sac. Upon entering, you'll be greeted by a welcoming hallway leading into a bright and airy open-plan living space. The living room, dining area, and kitchen are seamlessly integrated, featuring a cosy built-in gas fire and elegant Karndean flooring. The kitchen is a chef's dream, boasting a high-gloss units, along with top-of-the-line integrated appliances including oven, combined microwave/oven, a wine cooler, two dishwashers, a fridge/freezer, a boiling water tap, a cold-water filter tap and an induction hob.

A highlight of this home is the magnificent 'V-shaped' glass extension off the kitchen/dining area. This space, with underfloor heating, offers a picturesque view of the private rear garden and is perfect for entertaining guests in style.

The bungalow features three well-proportioned bedrooms, including one with built-in storage, a convenient cloakroom/w.c., and a luxurious bathroom with underfloor heating. The bathroom is equipped with a four-piece suite, including a low-level w.c., a wash hand basin, a bath with centre taps, and an enclosed shower cubicle featuring a large overhead rain shower.

Outside, the property is approached via a long private driveway that provides parking for up to four vehicles and leads to a single garage with power, lighting, and an adjoining utility room. The gardens are a true delight, with the front garden primarily laid to lawn and complemented by a rockery area. The enclosed rear garden is equally impressive, with a variety of plants and bushes, a gravelled patio, and a covered barbecue area with power, lighting, and heating—perfect for outdoor entertaining. There is also a large shed and side access ensuring a seamless flow from front to back.

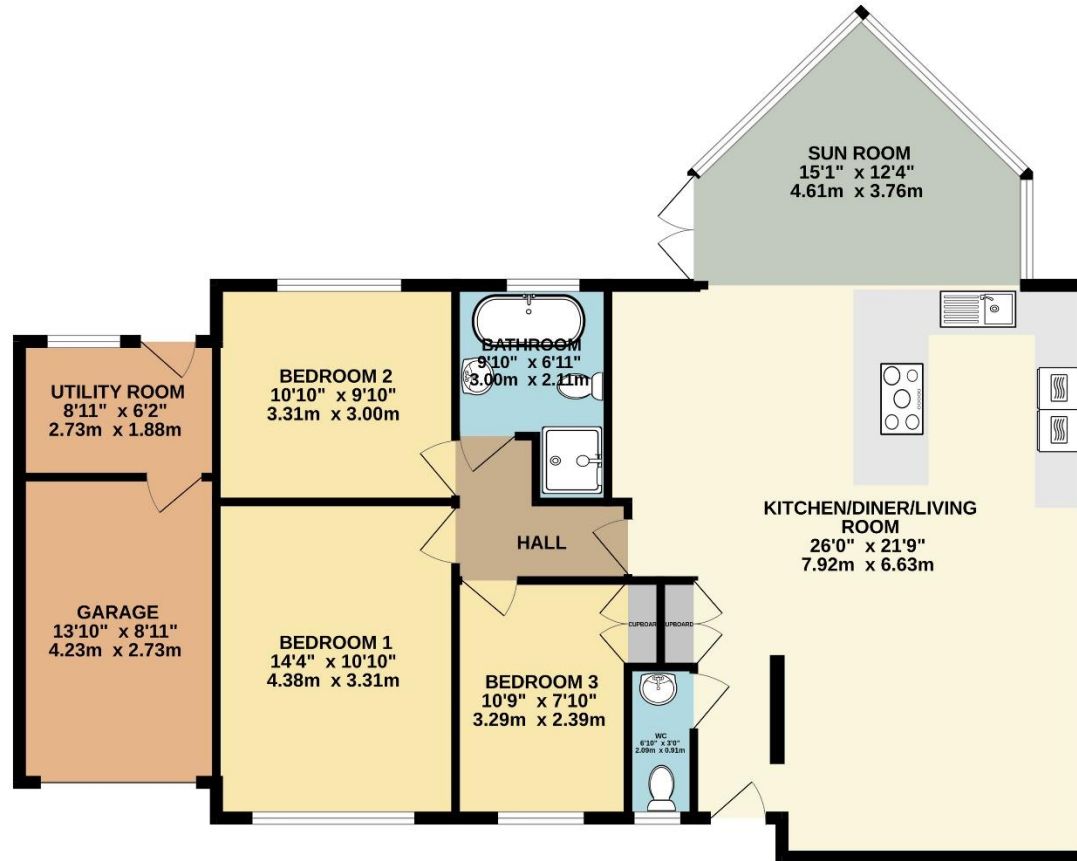
With double glazing and gas central heating throughout, this beautifully presented bungalow is move-in ready. An early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.



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



GROUND FLOOR  
1289 sq.ft. (119.8 sq.m.) approx.



TOTAL FLOOR AREA: 1289 sq.ft. (119.8 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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