



**Larkham Lane, Plymouth, Devon, PL7**

**Offers Over: £900,000**

*Freehold*



# Larkham Lane, Plymouth, Devon, PL7

This exceptional executive family home boasts light-filled and spacious accommodation, perfectly suited for modern family living. Located in a sought-after residential area, it enjoys a prime position within walking distance of local amenities and highly regarded schools.

Nestled in the desirable Woodford area of Plympton, just five miles from Plymouth city centre, the property benefits from excellent accessibility. The area is home to outstanding primary and secondary schools, all within easy walking distance. Its location provides seamless links to the A38/Devon Expressway and the picturesque South Hams coastline, renowned for its sunny beaches. To the north lies Dartmoor National Park, a haven for outdoor enthusiasts, while Plymouth also boasts excellent transport connections, including a mainline railway service to London Paddington and Penzance, as well as seasonal ferry services to France and Spain.

This substantial detached property spans two floors, offering five generously proportioned bedrooms and versatile living spaces. The exterior includes an enclosed rear garden, a gated driveway, and an integral double garage.

Upon entering, you are greeted by a striking entrance hall featuring a central French oak staircase and a picture window, creating an immediate sense of grandeur. The ground floor accommodates two spacious reception rooms, ideal for entertaining or relaxation. The heart of the home lies in the impressive dual-aspect kitchen/dining/family room, complete with a high-specification fitted kitchen and quality integrated appliances. This open-plan area includes a cozy sitting space with a fireplace and a dining area that overlooks the garden. French doors open onto a large deck, perfect for outdoor dining and social gatherings. Additional features include a utility/boot room with access to the double garage.

The first-floor landing leads to five well-appointed bedrooms, including a master suite with a vaulted ceiling, Juliet balcony, dressing room with fitted wardrobes, and a luxurious en-suite. Two additional bedrooms also benefit from en-suite facilities, and a family bathroom features an indulgent five-piece suite.

The front of the property showcases a large, gated driveway and the double garage, while the rear garden offers a private and tranquil retreat. The lawned area, complemented by a spacious decked seating space, provides an ideal setting for relaxation or entertaining. The integral double garage offers additional parking and storage solutions, completing this remarkable home.

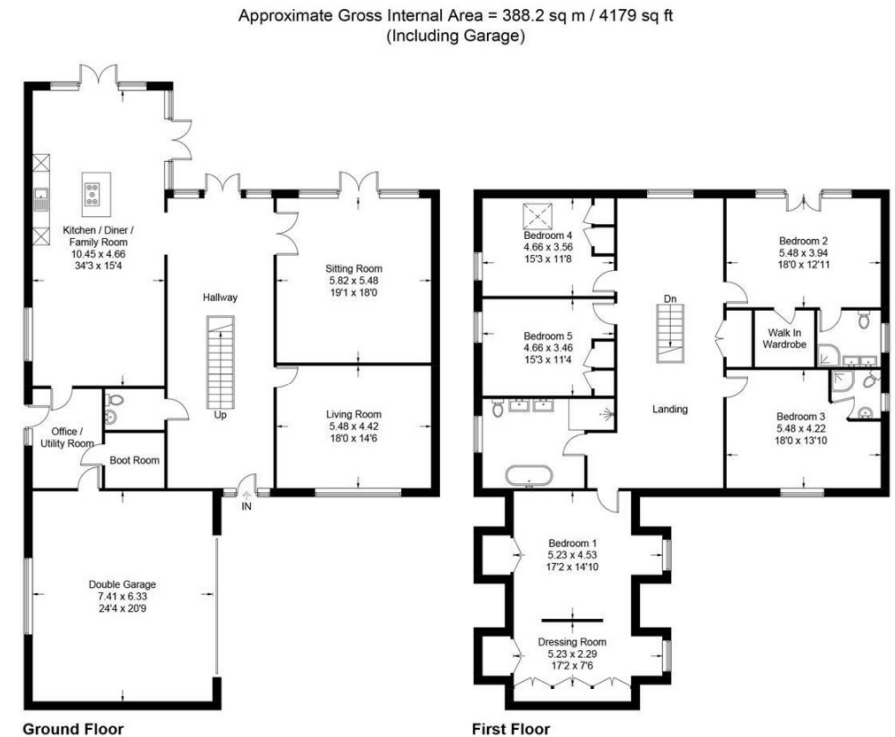


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1121534)











## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	