



## Estuary Way, Plymouth, Devon, PL5

### Offers in the region of: **£190,000**

*Freehold*

Welcome to a home that blends modern comfort with breathtaking scenery. This spacious family residence is designed for contemporary living, offering an array of features that make life both practical and luxurious. With parking for two cars, energy-efficient solar panels to ease your bills, and stylish interiors, this home is a true gem.

01234 567890



Step inside and discover a beautifully designed space, starting with a bright and airy lounge that invites relaxation while framing picturesque water views through its large double-glazed window. The heart of the home, the kitchen-dining area, is thoughtfully laid out with sleek, modern fittings, ample workspace, and room for a dining table—perfect for entertaining or everyday family meals. A convenient cloakroom, currently doubling as a home office, adds an extra layer of versatility to the ground floor. Upstairs, three well-proportioned bedrooms provide comfortable living spaces, each thoughtfully designed to make the most of natural light. The master bedroom boasts a built-in wardrobe and a stunning front-facing view, creating a serene retreat. A second double bedroom overlooks the rear garden, while the third bedroom, complete with built-in storage, enjoys the same picturesque scenery as the master. The stylish family bathroom completes the upper floor with a contemporary suite. Outside, the property continues to impress. The front garden, with its neatly maintained lawn and gated entrance, offers a charming welcome, while the rear garden provides a private oasis with paving, decking, and a secure fence for added privacy. A garden shed adds practicality, and a back gate leads directly to the dedicated parking spaces—ensuring easy access and convenience. EPC: B

## Rooms

**Entrance Hall** Laminate flooring, radiator and a composite door to the front aspect.

**Living Room** Laminate flooring, UPVC double glazed window to the front aspect, media wall and entrance into the kitchen diner.

**Kitchen** Vinyl flooring, radiator, storage, four ring gas hob, oven, space for dishwasher and a washing machine. Baxi boiler, radiator and entrance to the back garden.

**Landing** Carpeted flooring, loft access and utility cupboard.







**Master Bedroom** Carpeted flooring, radiator, extractor fan, built in wardrobes and UPVC double glazed window to the front aspect.

**Bedroom Two** Carpeted flooring, radiator and UPVC double glazed window to the rear aspect.

**Bedroom Three** Carpeted flooring, UPVC double glazed window to the front aspect and built in storage.

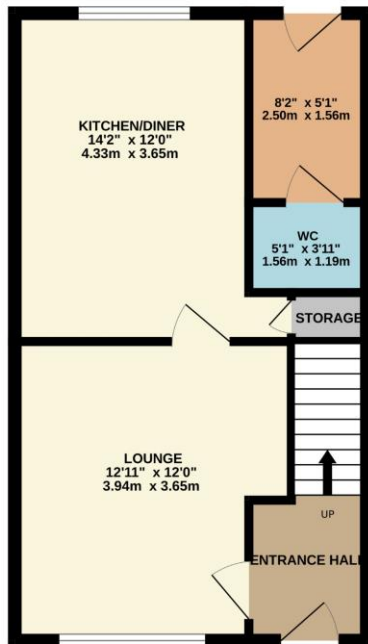
**Bathroom** Vinyl flooring, UPVC double glazed window to the rear aspect, toilet, radiator, ceramic wash hand basin with hot and cold mixer tap, partly tiled wall, extractor fan and electric shower.

**Downstairs WC** Vinyl flooring, toilet, wash hand basin and radiator.

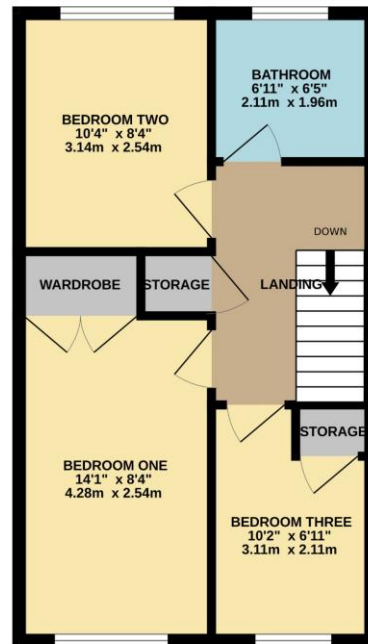
**Garden** Laid to patio and part decking and two allocated parking spaces.



GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 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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