



## Egguckland Road, Plymouth, Devon, PL3 Offers Over: £270,000

*Freehold*

We are excited to introduce this four-bedroom family home nestled within the quiet residential neighbourhood of Higher Compton. The home offers a wealth of light and airy rooms with high specification finishes and contemporary décor. With the property set over three floors you have complete flexibility to suit your family needs.



The ground floor consists of a spacious living room, a downstairs WC and your third bedroom. Heading down to the lower ground floor, you have a gorgeous newly fitted kitchen dining room with sliding doors out to the rear garden – making this the perfect socialising space. The first floor has a fresh family bathroom, three bedrooms with storage space built in. Outside, the rear garden is low maintenance with decking and a patio area with new fencing. To complete this fantastic home there is a garage, so this home is really not one to be missed! EPC: C

### Rooms

**Hallway** 5'2" x 12'10" (1.57m x 3.9m). composite door to enter, storage cupboard, laminate flooring, radiator, stairs leading to the lower ground floor

**Bedroom Three** 7'7" x 9'10" (2.3m x 3m). laminate flooring, uPvc double glazed window, radiator

**Downstairs WC** 5'7" x 2'11" (1.7m x 0.9m). tiled flooring, toilet, sink with mixer tap, storage underneath

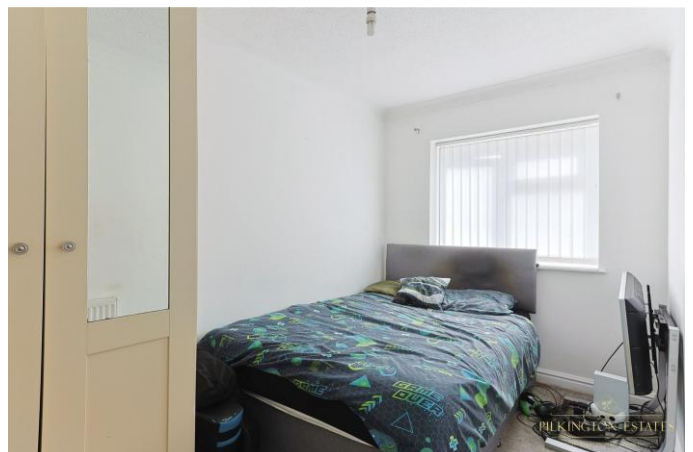
**Lounge** 13'4" x 16'6" (4.06m x 5.03m). laminate flooring, uPvc double glazed window, stairs leading to the first floor, radiator

**Bedroom One** 11'3" x 8'10" (3.43m x 2.7m). carpeted flooring, radiator, uPvc double glazed window, fitted storage cupboards

**Kitchen Dining Space** 13'2" x 26'3" (4.01m x 8m). uPvc double glazed sliding doors to the rear, radiator, island, storage under the stairs, newly fitted kitchen, composite sink and a half with drainer, mixer tap, space and plumbing for washing machine, electric hob, integrated oven and grill, integrated microwave, space for tall fridge freezer

**Landing** carpeted stairs and landing, storage cupboard over the stairs, access to your loft

**Bathroom** 6'3" x 7' (1.9m x 2.13m). toilet,





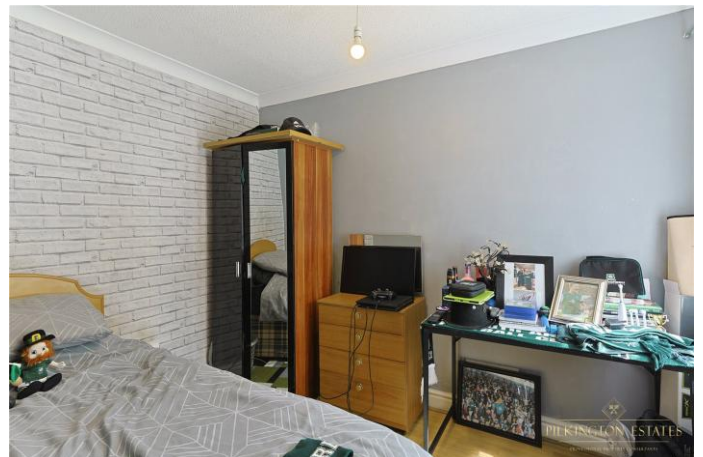


large shower cubicle, shower cubicle, tiled walls, uPvc double glazed frosted window, sink with mixer tap, under sink storage, heated towel rail

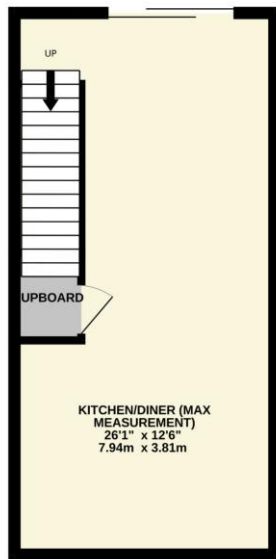
**Bedroom Two** 6'6" x 12'8" (1.98m x 3.86m). carpeted flooring, radiator, uPvc double glazed window, fitted wardrobes

**Bedroom Four** 6'4" x 10' (1.93m x 3.05m). carpeted flooring, radiator, uPvc double glazed window

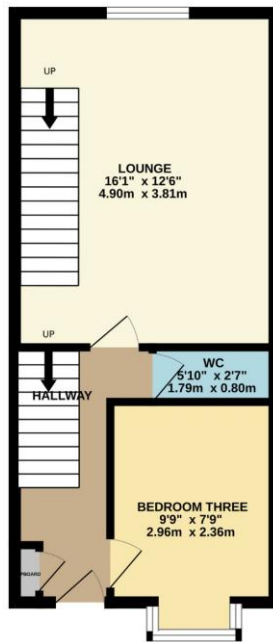
**Garage** single garage



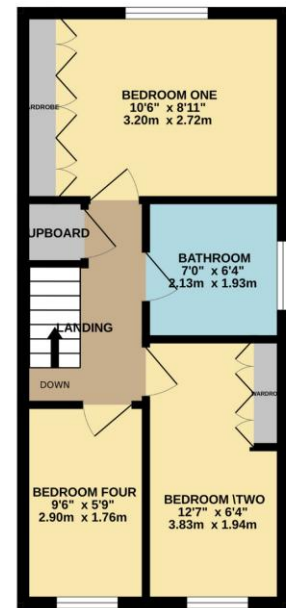
LOWER GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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**Pilkington Estates - Plymouth**  
Third Floor, Unit 7, Sutton Harbour, Plymouth  
Devon, PL4 0DN

T: 01752 729777  
E: [jon@pilkingtonestates.co.uk](mailto:jon@pilkingtonestates.co.uk)  
[www.pilkingtonestates.co.uk](http://www.pilkingtonestates.co.uk)

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Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

#### Disclaimer

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