



45 Goosewell Road, Goosewell, Plymouth, Devon, PL9 9HN

Price £600,000



This property is an impressive older-style bay-fronted detached family home, occupying a generous plot. Offering spacious and highly versatile accommodation arranged over two floors, this exceptional home is perfectly suited to modern family living, with flexible spaces that can easily adapt to a variety of lifestyles.

At the heart of the property is the lovely open-plan kitchen, dining and family room, creating a wonderful social space for everyday living and entertaining. French doors open directly onto the extensive rear garden, seamlessly blending indoor and outdoor living. Complementing this is a welcoming bay fronted lounge featuring a wood-burning stove. The ground floor also benefits from a study, ideal for those working from home, a cloakroom/WC and a good size family room, offering excellent flexibility as a fifth bedroom or playroom. The first floor continues to impress with four generous double bedrooms, including a superb principal suite with its own en-suite shower room. A beautifully appointed four piece family bathroom suite serves the remaining bedrooms, while the spacious landing enhances the feeling of space throughout the home.



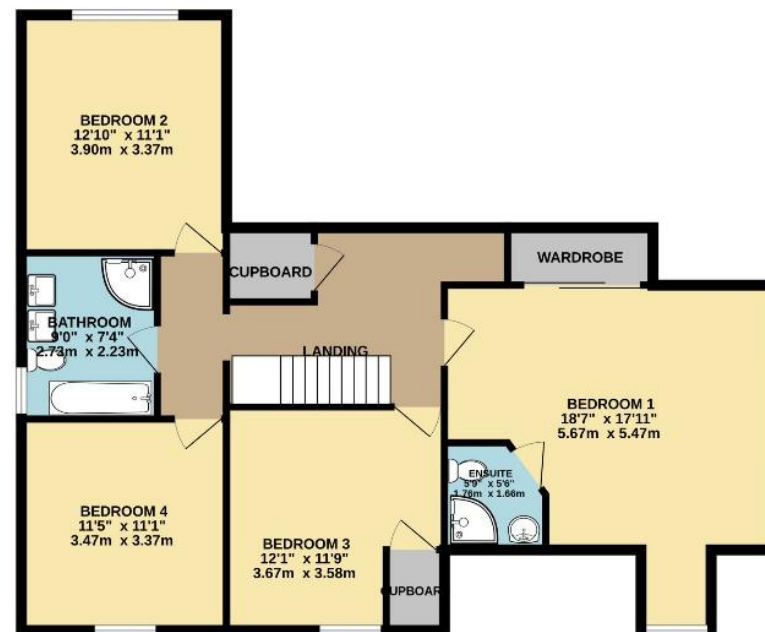
Externally, the property enjoys a generous level rear garden, providing an ideal environment for families and those who love to entertain. With extensive lawned areas, patio seating spaces and the added luxury of a hot tub, the garden offers something for everyone. To the front, there is ample off-road parking for several vehicles together with a garage.

For buyers looking for a future-proofed home, this property has already had many of the main considerations taken care of. With a boiler installed within the last three years, underfloor heating installed in the kitchen/diner/lounge, main bathroom and ensuite, and solar panels with battery storage, this house is all set up for modern living.

Situated in the heart of Plymstock, the property is perfectly placed for a wide range of local amenities. The Broadway Shopping Centre offers an excellent selection of shops, cafés, supermarkets and everyday conveniences, whilst nearby doctors' and dental surgeries cater for healthcare needs. The property falls within easy reach of highly regarded primary and secondary schools, making it an excellent choice for families.

To view this property call Lang Town & Country Estate Agents on **01752 456000**.





TOTAL FLOOR AREA : 2135 sq.ft. (198.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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