



**DC**  
LANE

SELL • LET • MANAGE

Shirburn Road, Plymouth, PL6 5PQ

£280,000 Freehold

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£280,000

# Shirburn Road

## Plymouth, PL6 5PQ

- Semi Detached Bungalow
- Driveway Multiple Cars
- Superbly Presented
- Two Double Bedrooms
- Utility Area
- Popular Eggbuckland Location
- Garage
- Open Plan Reception Room
- Luxurious Bathroom
- Beat Stamp Duty - Searches Ordered

DC Lane are delighted to present this deceptively spacious semi detached bungalow set in the highly sought after location of Eggbuckland, within easy access to Crownhill Village with a good selection of facilities and amenities and easy reach of the A38.

Offering ideal living and entertaining space. this superb property comprises of level access to the entrance porch, welcoming hallway with laminate wood flooring and utility area with integrated freezer, washing machine, tumble drier and an array of storage cupboards. The open plan living/dining/kitchen enjoys elevated views of the surrounding area and beyond to Mount Batten. This impressive space features a stylish kitchen with an abundance of modern gloss units, breakfast bar, integrated appliances, plentiful storage and garden access. Natural light floods through the dual aspect windows and changing colour LED ceiling lighting and under the plinths create a warming ambience. Two double bedrooms are serviced by a spectacular well appointed bathroom with an extra large bath and glass shower enclosure - simply stunning.

External attributes include a long driveway that will accommodate several vehicles, single garage with up and over door and attached side conservatory and access to the low maintenance rear garden which is mainly laid to lawn.

With natural light flooding the property throughout and impressively upgraded by the present owners a viewing is highly recommended, a delightful home in an enviable location.



### Ground Floor

Utility Area	10'2" x 7'6" (3.10 x 2.30)
Open Plan Living	11'6" x 26'6" (3.52 x 8.08)
Bedroom One	10'2" x 11'9" (3.10 x 3.60)
Bedroom Two	12'7" x 12'10" (3.84 x 3.92)
Bathroom	10'2" x 9'10" (3.10 x 3.00)
External	
Garage/Conservatory	8'0" x 15'9" (2.46 x 4.82)







## Directions

Head south on Mutley Plain to Mannamead Road and continue for 0.4 mi, turn right onto Eggbuckland Road and continue for 0.4 mi, at the roundabout take the 2nd exit and stay on Eggbuckland Road. At the next roundabout take the 1st exit and stay on Eggbuckland Road for 0.3 mi and continue to Church Hill. After 0.2 mi turn right into Shirburn Road. Follow the road around and the bungalow can be found on the right.

## Council Tax Band:

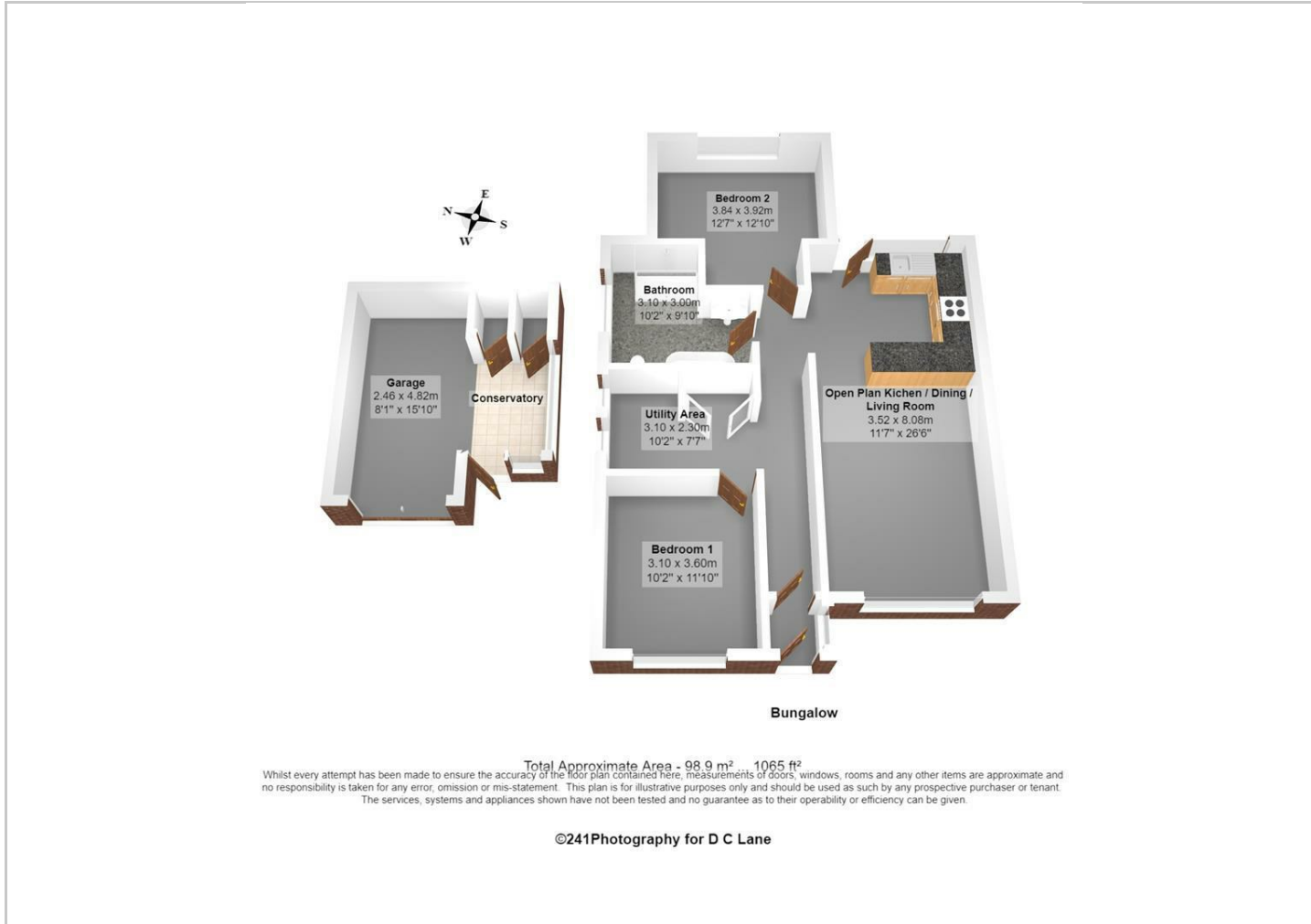








## Floor Plans

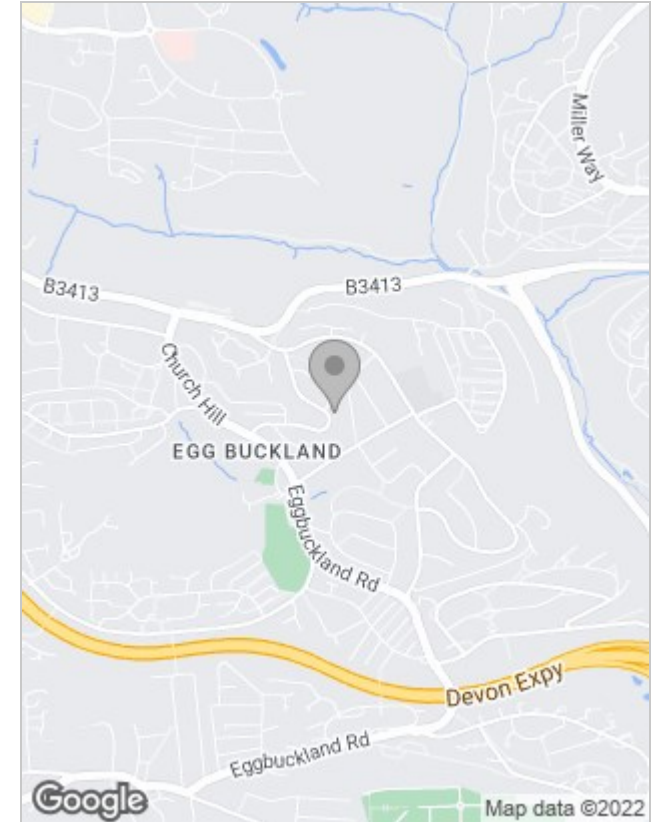


## Viewing

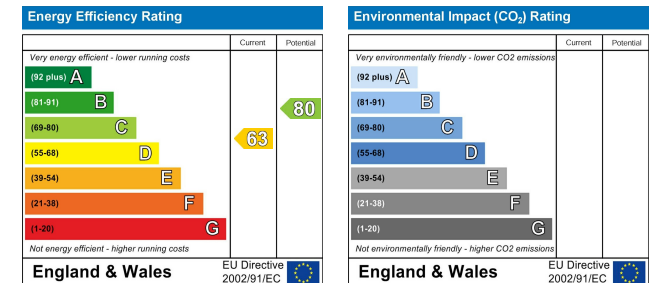
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



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