

DC  
LANE

SELL • LET • MANAGE



Forder Heights, Plymouth, PL6 5PZ

£375,000 Freehold









# Forder Heights

Plymouth, PL6 5PZ

- Link Detached House
- Eggbuckland Location
- Generous Sized Conservatory
- Front & Rear Gardens
- Integral Garage
- Three Bedrooms
- Views Over Forder Valley
- Spacious Accommodation
- Driveway Ample Parking
- Council Tax Band D

DC Lane are thrilled to present this delightful link-detached property tucked away in a cul-de-sac in Eggbuckland, with convenient access to local amenities, transport links, easy access to the A38 and within the catchment area for excellent schooling.

Entrance into the vestibule opens into a spacious open living reception room easily accommodating statement furniture with a gas wood burning stove and boasting far reaching views over Forder Valley and across to Dartmoor. The generous-sized conservatory seamlessly connects the indoors with the outside, providing the perfect space to relax, entertain, or simply soak in the landscape all year round. The kitchen has plentiful cabinets and leads to a rear porch with stable door rear garden access and entry into the integral garage with utility area and remote controlled garage door. A shower room completes the ground floor accommodation. To the first floor there are three bedrooms all with window shutters and built in wardrobes serviced by an additional shower room.

The garden itself is a true highlight, full of charm, with a mix of patio areas, lush greenery, and secluded spots to unwind. Surrounded by well-established gardens on all sides, the home enjoys a wraparound sense of tranquility, with various seating areas thoughtfully placed to capture sunlight and shade throughout the day. There is also ample parking on the driveway.

With no onward chain this lovely home offers spacious living boasting a rare opportunity to secure a family-friendly lifestyle in an enviable location. A viewing is highly recommended.

£375,000



## Ground Floor

Lounge/Diner	22'3" x 22'7" (6.80 x 6.89)
Conservatory	11'3" x 16'11" (3.44 x 5.16)
Kitchen	10'5" x 10'2" (3.20 x 3.10)
Shower Room	2'10" x 6'2" (0.88 x 1.90)
Garage	8'6" x 22'3" (2.60 x 6.80)

## First Floor

Bedroom One	10'9" x 12'9" (3.30 x 3.89)
Bedroom Two	12'5" x 9'0" (3.79 x 2.75)
Bedroom Three	7'10" x 9'6" (2.40 x 2.90)
Shower Room	7'0" x 6'0" (2.15 x 1.83)







## Directions

From the DC Lane office turn right onto Mannamead Rd/B3250 0.4 mi Turn right onto Egguckland Rd 0.4 mi At the roundabout, take the 2nd exit and stay on Egguckland Rd 0.2 mi At the roundabout, take the 1st exit and stay on Egguckland Rd 0.4 mi At the roundabout, take the 1st exit and stay on Egguckland Rd Go through 1 roundabout 0.3 mi At the roundabout, take the 2nd exit onto Shallowford Rd 0.3 mi Turn left onto Fort Austin Ave 0.3 mi Turn right onto Forder Heights 92 ft and the property will be found on the right.

**Council Tax Band: D**

## Scan for Material Information

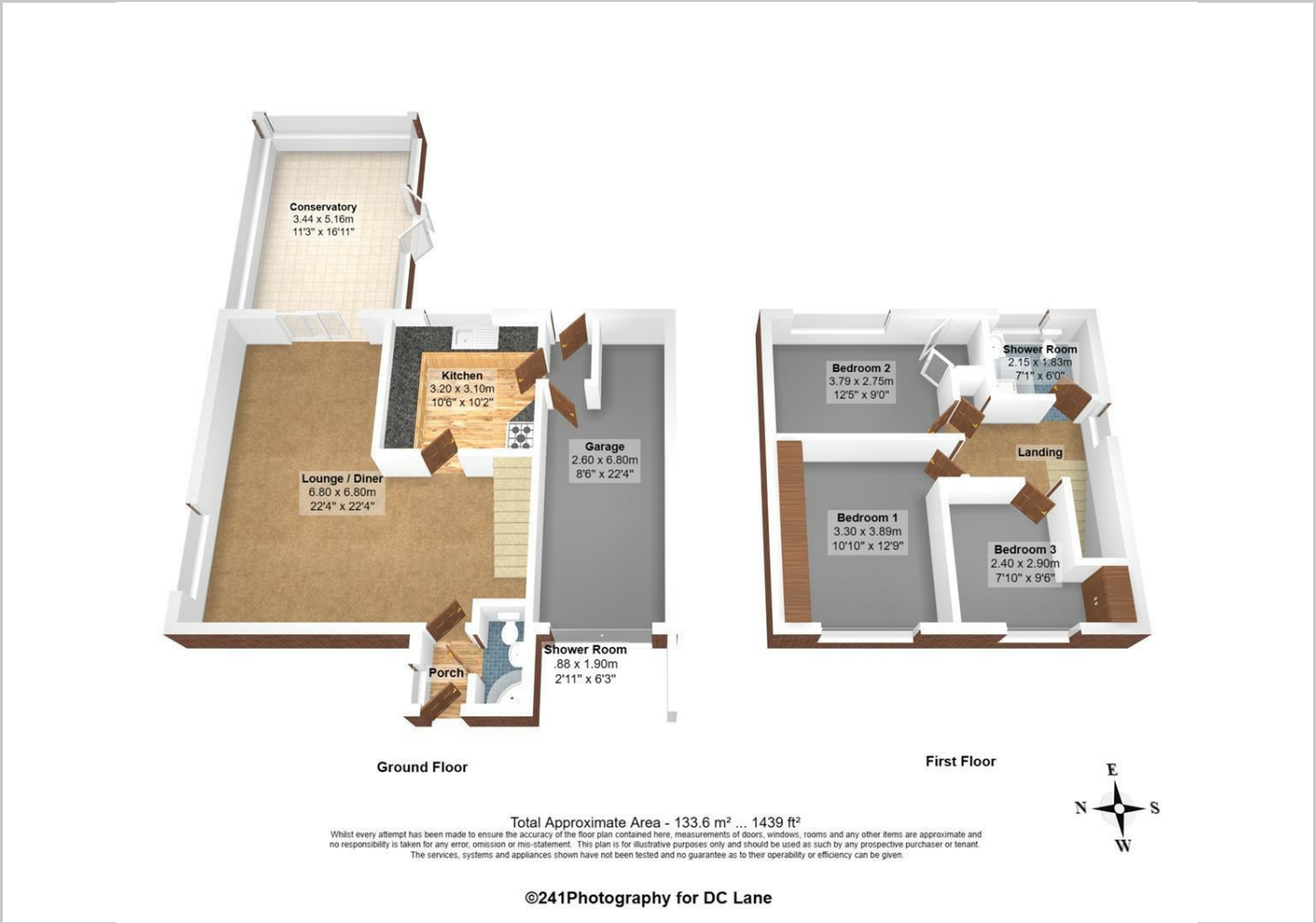








Floor Plans

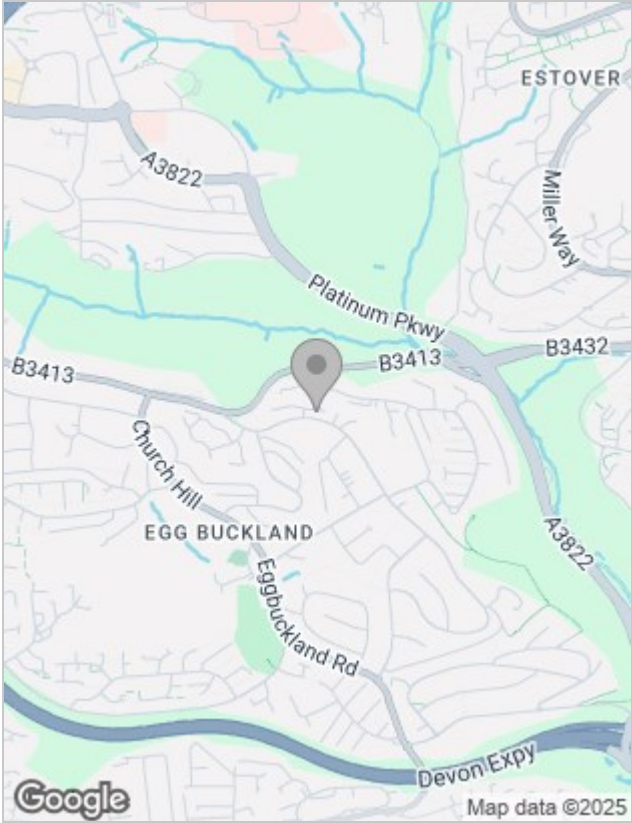


Viewing

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

