



LANG TOWN  
& COUNTRY

6 Elford Drive, Oreston, Plymouth, Devon, PL9 7ND



# Price £445,000



This beautifully presented detached house situated on a desirable corner plot in the popular coastal village of Oreston. This charming property offers a unique opportunity for comfortable family living in a sought-after location and spectacular views on offer. The property offers 3 spacious bedrooms, and a luxury bathroom suite. Bedroom two enjoys spectacular views and has access to the roof garden, offering a peaceful retreat with truly amazing views.

The ground floor boasts a welcoming open-plan living area that flows seamlessly into a well-equipped kitchen dining room and a separate family room, perfect for entertaining family and friends. Large windows throughout the home enhance the sense of space and light, creating a warm and inviting atmosphere, and enable you to enjoy the splendour of your surroundings. Also, on the ground floor there is a cloakroom/WC and a utility room.

Outside, the corner plot provides a lovely garden area, ideal for outdoor activities and enjoying the coastal breeze. The property also benefits from off-street parking, with a garage/store adding to the convenience of this family home. There is space for kayaks/SUPs along the back fence with a gate that leads to the green and slipways.

Located in Oreston, residents can enjoy the charm of village life while being just a short distance from the stunning coastline and local amenities. This property is perfect for those seeking a peaceful yet vibrant community.

The property has recently been rewired and updated plumbing, modern aluminium radiators throughout.

Oreston is a former fishing village on the Southern banks of the Cattewater. There are an array of amenities and recreational facilities to suit the general public. The picturesque coastal location provides moorings for boating enthusiasts and the use of a free public slipway. The village is served by a corner shop "Quay News" and has a well-regarded public house and restaurant "The Kings Arms". Over recent years the local primary school has gained academy status and has been consistently ranked as one of Plymouth's best primary schools.

Transport links provide access to Plymstock and Plymouth city centre. A short distance from the property is the Broadway shopping centre where there are an array of shops and supermarkets.

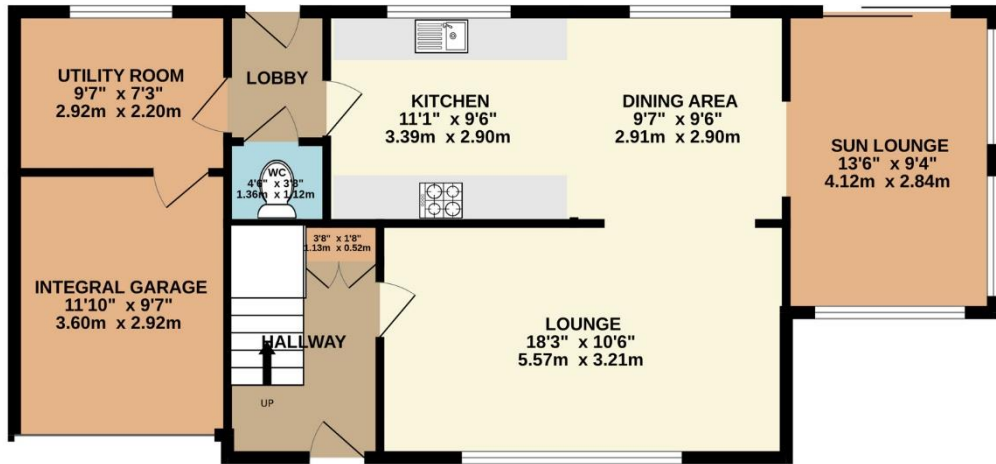


To view this property call Lang Town & Country Estate Agents on 01752 456000.

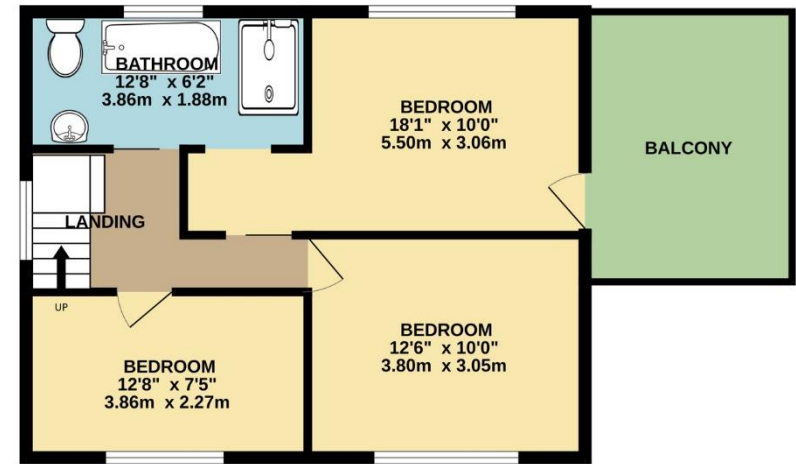
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GROUND FLOOR  
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1316 sq.ft. (122.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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