



4 Waverley Road, St Budeaux, Plymouth, Devon, PL5 1SH

Price £415,000

This well-maintained, detached bungalow in St Budeaux, Plymouth, is conveniently located within walking distance of various amenities and offers easy access to the A38 and major routes into Plymouth's city centre. Originally built in the 1970s and thoughtfully extended in 2008, this versatile home provides flexible accommodation to suit a variety of needs.

Inside, a spacious lounge with a charming fireplace opens through double doors into a modern kitchen/diner. The kitchen features high- and low-level cabinetry, an integrated double oven, hob, fridge/freezer, dishwasher, and ample room for dining. The original part of the bungalow includes two generous double bedrooms, a single bedroom, and a well-appointed luxury family bathroom which comprises of a separate bath, shower cubicle, wash hand basin, heated towel rail and WC.

The 2008 extension offers a large double bedroom with an en-suite shower room and an additional lounge or sitting room, designed with annexe potential in mind – perfect for multi-generational living. The bungalow also benefits from fitted wardrobes throughout the bedrooms and hallway, maximizing storage space.

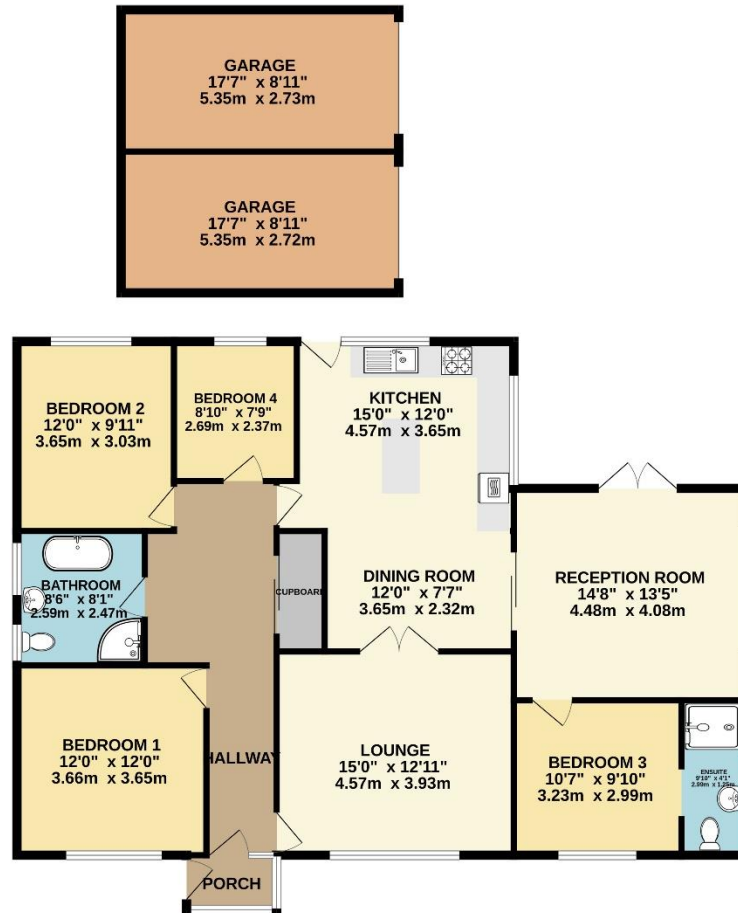
Set on a substantial double corner plot, the property boasts a wrap-around, low-maintenance garden with convenient features such as an outdoor WC and a utility cupboard for laundry appliances, patio area for al fresco dining, BBQing and an outside Tiki Bar. To the rear, there is off-street parking for two cars, two single garages both with power and lighting and one with water, and easy on-street parking if required. With an expansive loft space, the bungalow also offers potential for further expansion (subject to planning permission), making it a superb long-term home in a desirable location.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.

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TOTAL FLOOR AREA: 1695 sq.ft. (157.5 sq.m.) approx.
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Lang Town & Country
 6 Mannamead Road
 Plymouth
 PL4 7AA
 Tel: 01752 456000
 Email: property@langtownandcountry.com
www.langtownandcountry.com

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