

57 Boston Close,

Oreston, Plymouth, PL9 7NR

LANG TOWN & COUNTRY





57 Boston Close,

£420,000

Oreston, Plymouth, PL9 7NR

Situated in the exclusive waterside development of The Boatyard, Oreston is this beautifully presented 5 bedroom detached family home. Built by Cavanna Homes this family home offers potential purchasers the opportunity to live within this fantastic waterside development and close to Oreston primary school.

The property comprises on the ground floor of an entrance hall where you have a downstairs cloakroom and storage cupboard. There is a generous sized triple aspect kitchen/diner/family room with a range of high quality fitted wall and base units with composite stonework surface, a range of integrated appliances to include, induction hob, AEG double oven, fridge/freezer and a dishwasher. The kitchen also benefits from receded LED downlighters, a breakfast island, a ceramic tiled floor and French doors opening onto the rear enclosed southerly facing garden. There is a further utility room with plumbing and space for a washing machine and a generous size store cupboards.

On the first floor you have a dual aspect lounge, a master bedroom with fitted wardrobes and an en-suite shower room. There is a further bedroom/study.

On the second floor there are a further three double bedrooms with bedroom two having an en-suite shower room and there is a three-piece family bathroom and a walk-in airing cupboard.

This property occupies a generous size plot and to the front you have a path providing access to the front entrance and a driveway providing parking and access to the single garage. The garage has an up and over door, light, power and a door leading through to the rear garden.
To the rear of the property there is a generous size south facing level sited lawn garden with a patio and decked seating area.

This fantastic family home should be viewed at the earliest opportunity to apricate the quality, size and location on offer.

Boston Close enjoys the use of a private slipway that is used by the residence of the development and the neighbouring waterside village of the Old Wharf. The property has a remainder of a NHBC guarantee which is approximately 5 years. These properties where finished to a high standard and has UPVC double glazing and wet unfloor heating system through the first floor and gas central heating throughout the raining accommodation. To avoid disappointment, book a viewing to inspect the property on offer.

GROUND FLOOR
KITCHEN/DINER/FAMILY ROOM 22' 11" x 12' 11" (6.99m x 3.94m)
UTILITY ROOM 9' 5" x 9' 2" (2.87m x 2.79m)
DOWNSTAIRS WC

FIRST FLOOR
LOUNGE 15' 8" x 12' 8" (4.78m x 3.86m)
MASTER BEDROOM 10' 7" x 9' 7" (3.23m x 2.92m)
EN-SUITE
BEDROOM 5/STUDY 10' 11" x 9' 9" (3.33m x 2.97m)

SECOND FLOOR
BEDROOM 2 12' 9" x 12' 7" (3.89m x 3.84m)
BEDROOM 3 10' 8" x 9' 7" (3.25m x 2.92m)
BEDROOM 4 12' 10" x 10' 11" (3.91m x 3.33m)
BATHROOM 8' 8" x 7' 7" (2.64m x 2.31m)

OUTSIDE
GARAGE & OFF ROAD PARKING
SOUTH FACING REAR GARDEN

COUNCIL TAX Band F
LOCAL AUTHORITY Plymouth City Council
POSTCODE FOR SAT NAV PL9 7NR

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






Local Waterfront



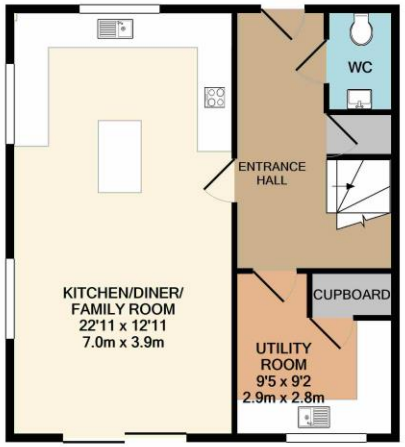



SORTING OUT
Life
ONE LOAD
at a time

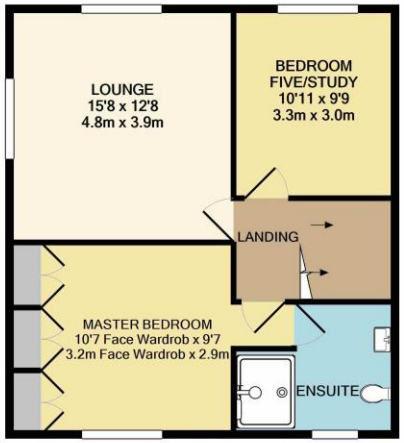

Young
Hearts
Run
Free





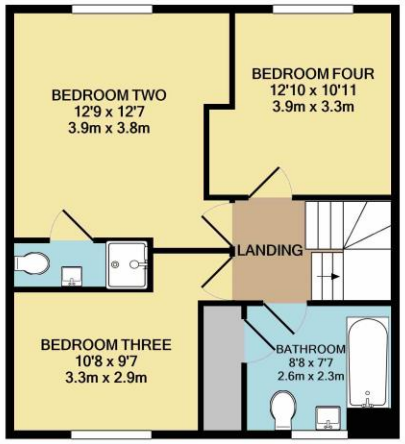


GROUND FLOOR

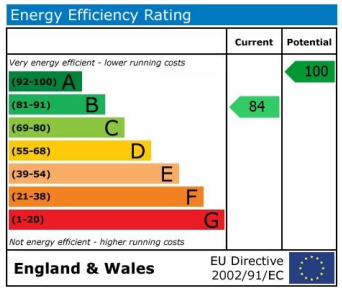


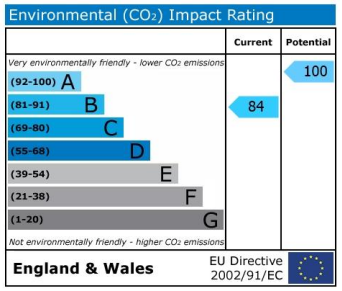
1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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2ND FLOOR









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