



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

58 Stanborough Road

Plymouth

PL9 8SX



**Asking Price - £475,000**



Changing Lifestyles

01822 600700

# 58 Stanborough Road, Plymouth, PL9 8SX



- Renovated 5-bed detached home
- Open-plan kitchen, living & dining
- Direct access to rear garden
- Bright, spacious bedrooms
- Modern bathroom & guest WC
- Master with built-in wardrobes
- Electric Car Charging Port
- Gas combi boiler in 2023
- 5.1 Integrated Surround Sound with Amplifier
- Log cabin with electrics & TV Ariel
- Low-maintenance garden & seating
- Garage & off street parking for 4 Cars



This exceptional home has been thoughtfully refurbished throughout to an impeccable standard, combining style, comfort, and functionality across a generous layout. Immaculately presented, the property boasts spacious interiors filled with natural light, making it ideal for family life and entertaining.

As you step inside, you're welcomed into a stunning open-plan kitchen, living, and dining space – the true heart of the home. Designed with both elegance and practicality in mind, this expansive area is perfect for social gatherings, family meals, or simply relaxing. Large bi-fold or sliding doors extend the living space directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A sleek, contemporary guest WC completes the ground floor.

Upstairs, five generously sized bedrooms offer versatile accommodation options for families, guests, or those working from home. The principal bedroom features built-in wardrobes and dual-aspect windows that flood the room with daylight. The additional bedrooms are equally well-proportioned and share a stylishly renovated family bathroom, complete with modern fittings and finishes.

Outside, the property enjoys a substantial plot. A spacious driveway to the front provides ample off-street parking and leads to an attached garage, offering further storage or potential for conversion (subject to planning). The enclosed rear garden is designed for low maintenance, with artificial grass, a built-in seating area perfect for summer evenings, and a well-sized summer house ideal for use as a home office, studio, or playroom.

This outstanding home offers everything a modern family could desire – space, style, and location – and must be viewed to be fully appreciated.





# Changing Lifestyles

The lively atmosphere of Plymouth is not just restricted to the city limits, with some of the most picturesque landscapes and coastlines of Devon and Cornwall a stone's throw away.

Travelling to the area is straightforward with the A38 easily accessible, and connections including the national rail network, as well as ferry routes from Plymouth and a 50 minute drive to Exeter Airport.

It's easy to understand why Plymouth has the title of Britain's Ocean City; boasting the National Marine Aquarium, the Barbican, an international port, a dockyard and ideal waters for sailing.

Additional amenities of Plymouth University, the Plymouth College of Art and Design, Theatre Royal, the Life Centre and the new Box Museum/Gallery are easily enjoyed, while areas of unparalleled natural beauty, such as Dartmoor National Park, and an array of shopping, cultural and sporting options provide an unmissable experience.



Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01822 600700**  
for more information or to  
arrange an accompanied viewing  
on this property.

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our Virtual Tour:





Floor 0



Floor 1

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

### PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.