



Bond
Oxborough
Phillips

Changing Lifestyles

37 Smallack Drive,
Plymouth,
PL6 5EB



Asking Price - £389,950



Changing Lifestyles

01822 600700



- Peaceful cul-de-sac location, ideal for family living
- Spacious and modern extended layout
- Open-plan kitchen/dining room perfect for entertaining
- Separate sitting room for added comfort
- Master bedroom with fitted wardrobes
- Stylish family bathroom with touch-screen shower separate and bath
- Enclosed, larger than average rear garden with a raised patio and useful shed
- Eco-friendly features, including solar panels and app-controlled blinds
- Single garage and off road parking



Situated at the quiet end of a peaceful cul-de-sac, this beautifully presented semi-detached home has been thoughtfully extended to provide a spacious and modern living environment. Upon entering, you are greeted by a welcoming entrance hallway, setting the tone for the rest of the property. The heart of the home is the impressive open-plan kitchen and dining room, which has been cleverly designed to offer a generous space, perfect for a growing family or ideal for entertaining guests. This versatile area is flooded with natural light and provides the perfect setting for family meals, social gatherings, and relaxed living.

In addition, there is a separate sitting room, offering a quiet retreat for relaxation or enjoying a good book. A convenient cloakroom completes the ground floor, adding practicality to the layout.

Upstairs, the first floor boasts a spacious master bedroom with fitted wardrobes, providing ample storage and a tranquil space for unwinding at the end of the day. There are three further well-proportioned bedrooms, all of which are perfect for family members, guests, or home offices, depending on your needs. The family bathroom is nothing short of spectacular, featuring a modern design with both a luxurious bath and a touch-screen controlled shower, offering a spa-like experience in the comfort of your own home.

Externally, the property continues to impress, with a well-maintained rear garden, offering plenty of space for children to play, for outdoor entertaining, or simply relaxing in a private setting. To the front, there is off-road parking for two cars, ensuring convenience for family members or visitors and a single garage.

The current owners have invested a great deal of love and attention into extending and significantly improving the property, making it not only a beautiful home but also an eco-friendly one. The inclusion of solar panels helps to reduce energy consumption, making the home more sustainable and cost-efficient. Additionally, modern technology has been integrated into the home with app-controlled blinds on the ground floor, allowing for added convenience and efficiency.

This property offers a perfect blend of style, space, and modern living, and with its thoughtful design and eco-friendly features, it presents an ideal opportunity for anyone looking to move into a well-appointed and energy-efficient home.



Changing Lifestyles

This property is situated in a highly sought-after and desirable area of Plymouth, offering an exceptional location that is close to a wide range of local amenities. It is within easy reach of local shops, schools, and essential services, making it ideal for families and individuals alike.

Additionally, the property is just a stone's throw from Derriford Hospital, providing convenient access to one of the city's key healthcare facilities. For those who need to travel, the A38 is easily accessible, ensuring a quick and straightforward commute to Cornwall and other parts of the region.

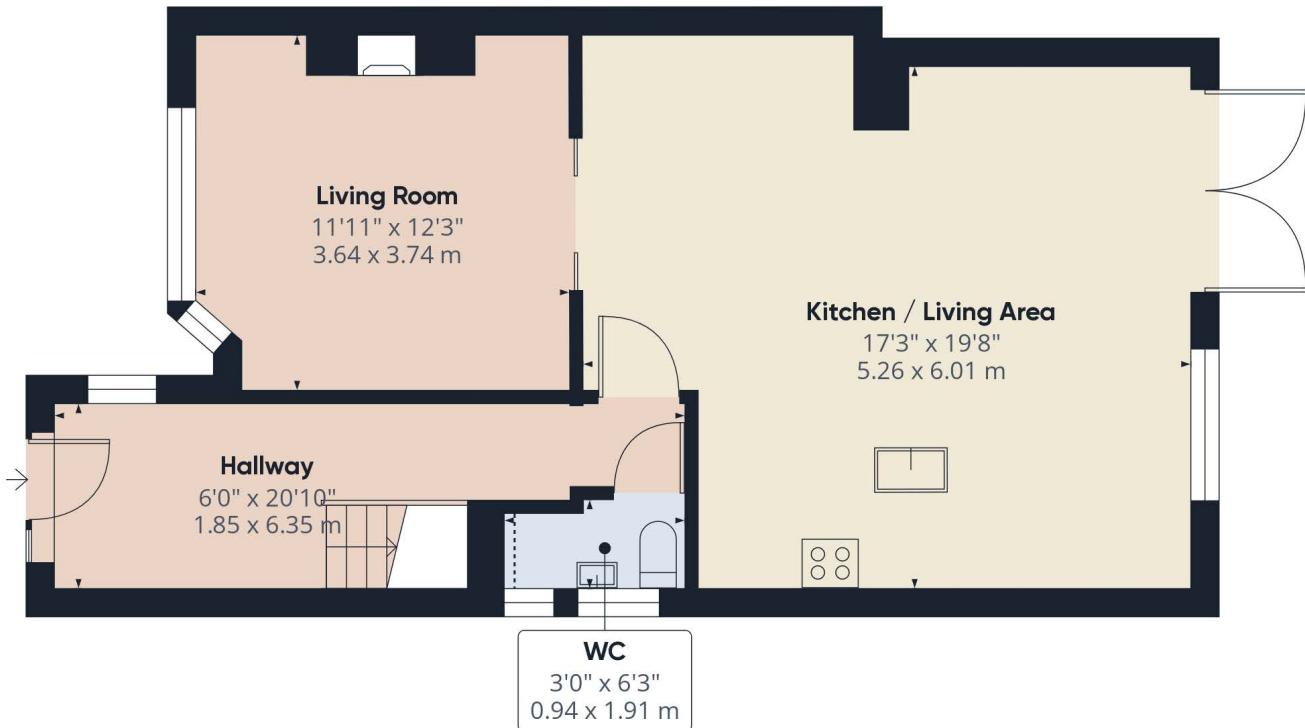
With its prime location, this property combines comfort, convenience, and excellent connectivity, making it an attractive choice for those seeking a well-connected home in a vibrant city.



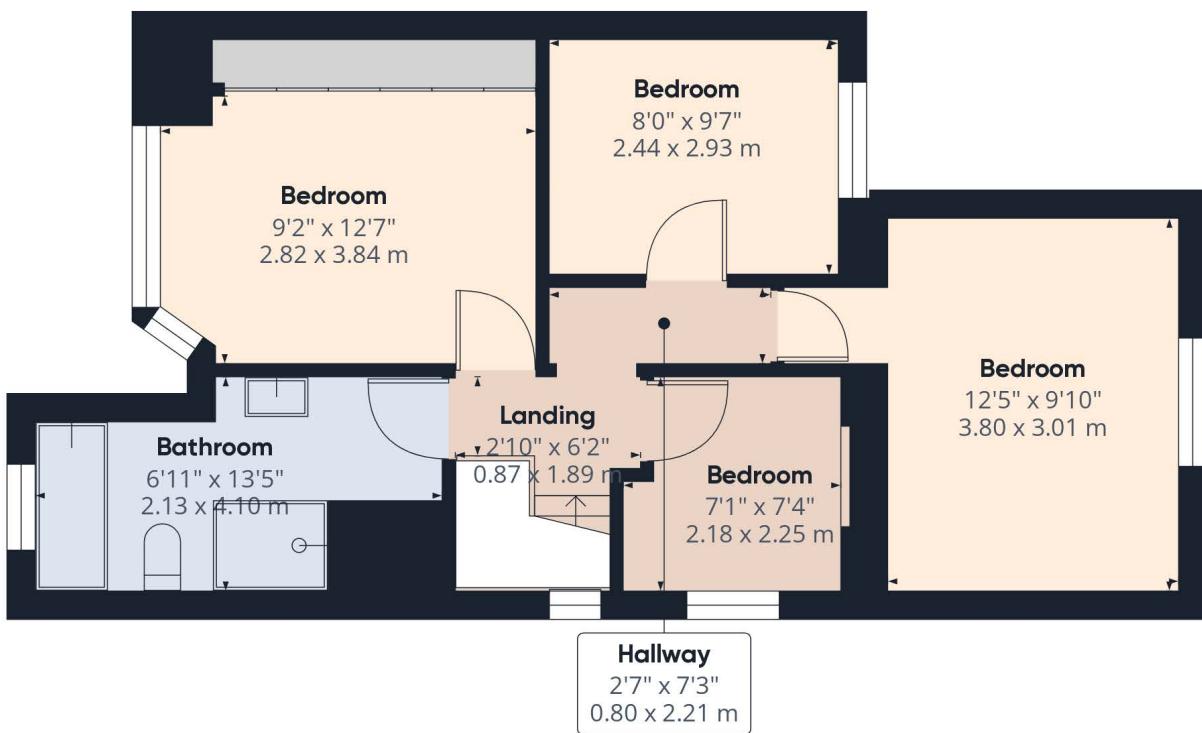
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01752 717 717** for more information or to arrange an accompanied viewing on this property.

Scan here to view the Virtual Tour:





Floor 0 Building 1



Floor 1 Building 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01752 717717 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.

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.