



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

37 Smallack Drive,

Plymouth,

PL6 5EB



**Asking Price - £389,950**



Changing Lifestyles

01822 600700

# 37 Smallack Drive, Plymouth, PL6 5EB



- 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.



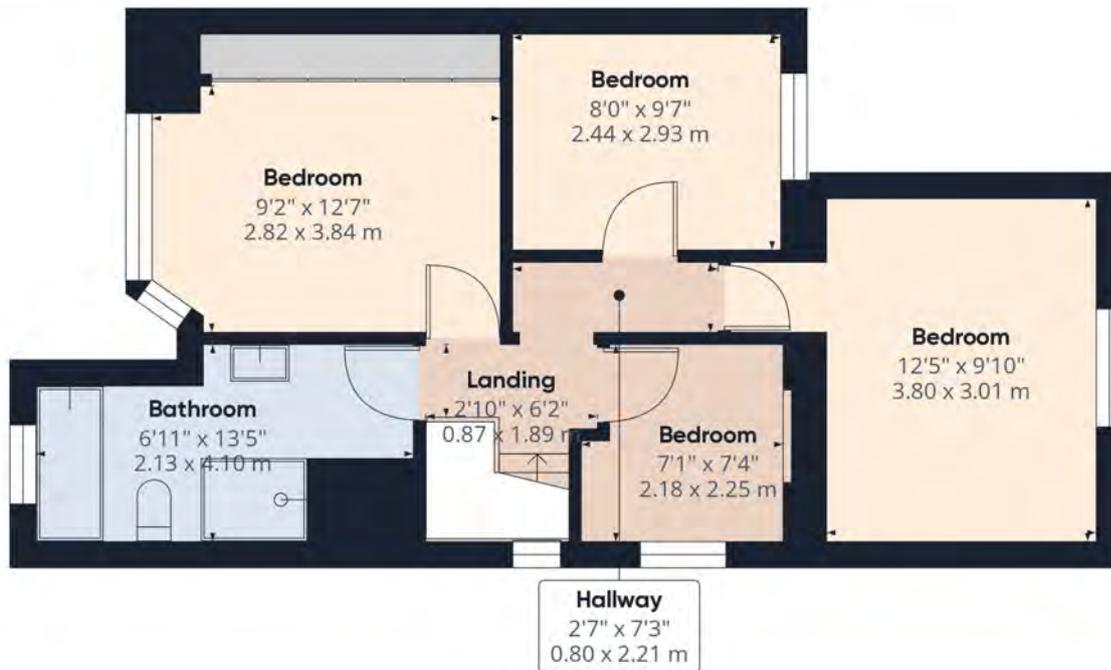
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Floor 0 Building 1



Floor 1 Building 1

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