

# clever



## 77 Sefton Avenue

Lipson, Plymouth, PL4 7HB

**Offers in excess of £325,000**



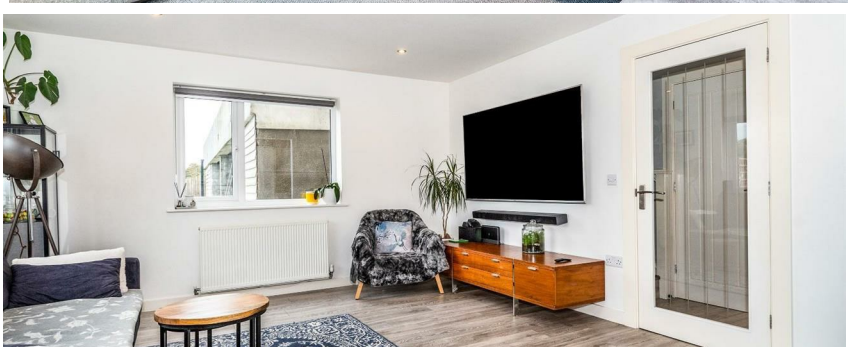
Nestled on Sefton Avenue in the vibrant city of Plymouth, this delightful detached house offers a perfect blend of modern living and comfort. Built in 2018, the property spans an impressive 969 square feet, providing ample space for families or those seeking a stylish home.

The heart of the home is undoubtedly the stunning open plan kitchen dining room, which is designed to be both functional and aesthetically pleasing. This area is perfect for entertaining guests or enjoying family meals, with plenty of natural light flooding in from the large windows.

The property boasts three well-proportioned bedrooms, providing comfortable accommodation for all. The bathroom is thoughtfully designed, ensuring convenience for daily routines. Additionally, a downstairs W/C adds to the practicality of the layout, making it ideal for busy households.

One of the standout features of this home is the lovely large sunny rear garden, which offers a private outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the sunshine during





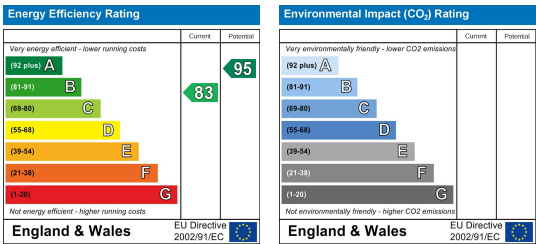
## Area Map



## Floor Plans



## Energy Efficiency Graph



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