

Offers Over £400,000 Freehold



9 MEADOWLANDS, WOOLWELL, PLYMOUTH, PL6 7RR

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

FULL DESCRIPTION

A superb four double bedroom detached property situated towards the end of a quiet, residential cul de sac enjoying a wonderful, south facing aspect with uninterrupted views across the surrounding countryside and woodland. The living accommodation which is well presented throughout in tasteful neutral colour is arranged over four half levels and comprises an entrance porch, entrance hall, dual aspect lounge with living flame effect gas fire and a cloakroom on the ground floor, steps then lead down to a dining room, garden room and a quality, recently fitted kitchen in grey high gloss units with a central island unit incorporating a four ring induction hob with extractor hood over, there are also two double ovens which can also act as a steam and microwave oven, a built-in washing machine, dishwasher and fridge freezer, the kitchen then gives access to a rear porch.

On the first floor there is a family bathroom and two double bedrooms, both of which enjoy views across the surrounding countryside and on the top floor there are two further double bedrooms, bedroom one has the benefit of a comprehensive range of built-in wardrobes and dressing table which then leads to a good size en suite wet room.

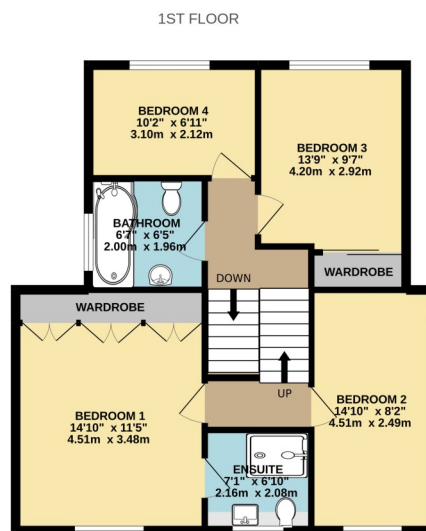
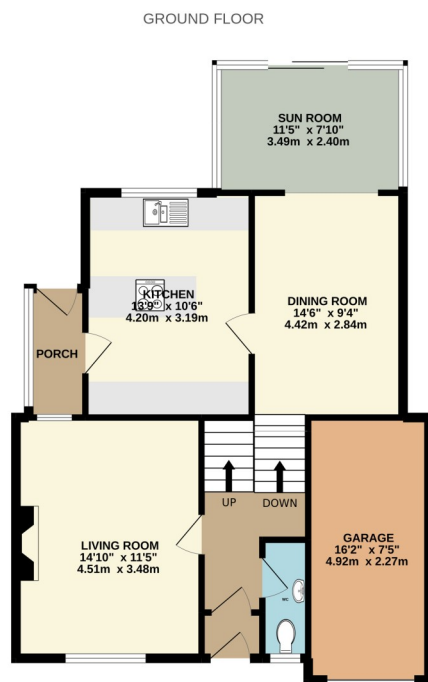
Externally to the front there is a driveway leading to an integral garage with and up and over door and power and light connected and an adjacent lawned garden. At the rear there is a low maintenance southerly facing garden once again enjoying the attractive views with a sizeable timber deck leading down to two further tiers of both gravelled and paved areas enclosed by fence boundaries.

The property also benefits from PVCu double glazing and gas central heating, and an internal viewing is highly recommended to truly appreciate this wonderful family home.

WOOLWELL

Woolwell is a suburb, four miles north from the city of Plymouth, located just outside the city boundary in the district of South Hams with excellent access to Plymbridge Woods and Dartmoor National Park. The area boasts an excellent Primary School, two day-nurseries, a Medical Centre and a Community Centre, which has many function rooms, a small café and is at the heart of the community, holding various events throughout the year. There is also a small complex of six retail outlets, containing four takeaway restaurants and a hairdresser. A large Tesco Extra store is situated on the western boundary of Woolwell, with a recently built Lidl store opposite. There are three playgrounds situated throughout Woolwell, which are an asset to the local families with children, as is the local Scout group. There is a regular bus service, in addition to a very useful park and ride located half a mile away with direct links to Derriford Hospital and Plymouth city centre. Within a few minutes' drive are; Dartmoor National Park, Yelverton Golf Club and Buckland Abbey, the historic home of Sir Francis Drake.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2024/2025 is £2,360.50 (by internet enquiry with South Hams District Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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