



10 SKYLARK RISE, WOOLWELL, PLYMOUTH, PL6 7SN

Guide Price £690,000

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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.

****Part Exchange Considered****

An executive style detached residence situated in a quiet cul-de-sac in this highly desirable location and is standing on a generous proportioned well-maintained plot. The property has been the subject of recent internal modernisation by the current owners to include, the installation of new flooring, redecoration throughout and a partial rewire and replumbing. The living accommodation which is beautifully presented throughout and is arranged over two levels comprises: an impressive entrance hall with stairs to the first floor, dual aspect lounge, dining room, substantial open planned kitchen/breakfast room with MIELE and NEFF integrated appliances, a study, utility and cloakroom on the ground floor.

On the first-floor galleried landing leads to a family bathroom and five double bedrooms. Bedroom one has the benefit of an ensuite bathroom, whilst bedroom four gives access to a large storage space.

Externally, there is generous front and rear gardens, a double garage and driveway. The property also benefits from PVCu double glazing, gas central heating and solar panels. An internal viewing is highly recommended to truly appreciate this wonderful family home.

The living accommodation is approached through a covered entrance porch with courtesy light leading to a PVCu double glazed front door into:

ENTRANCE HALL

Stairs to the First floor, under stair storage cupboard, radiator, door to:

LOUNGE

PVCu double glazed window to the front, sliding patio doors to the rear garden, living flame effect gas fire with polished stone surround, mantel and hearth, two radiators.

DINING ROOM

PVCu double glazed window to the front, radiator, door to:

KITCHEN/BREAKFAST ROOM

Roll edge worksurfaces with cupboards and drawers under and matching wall units, Single drainer one and a half bowl sink unit with mixer tap, built-in NEFF electric double oven and four ring induction hob with extractor hood over, built-in NEFF dishwasher, built in MIELE fridge and freezer, tiled splashbacks, PVCu double glazed window to the rear. PVCu double glazed sliding patio door to rear garden, door to:

UTILITY

Roll edge worksurface incorporating a stainless-steel single drainer sink unit with cupboards under and matching wall unit, cupboard housing the gas boiler which serves domestic hot water and central heating system, PVCu double glazed window to the side with views onto open fields and Plymbridge Woods, PVCu double glazed door to the rear garden and a door to the garage.



STUDY

Fitted with a range of quality storage cupboards, drawers and desk, PVCu double glazed window to the front, radiator.

CLOAKROOM

Low level w.c, pedestal wash hand basin, Porthole window to the side, radiator.

FIRST FLOOR LANDING

Impressive galleried landing providing access to the first-floor accommodation, storage cupboard.

BEDROOM ONE

PVCu double glazed windows to the rear and side with views onto open fields and Plymbridge Woods, built-in wardrobes with matching drawers, radiator, door to:

EN SUITE BATHROOM

Comprising corner bath with mixer tap, tiled shower cubicle with inset Triton shower, low level WC, wash hand basin with cupboard underneath, vanity mirror with further adjacent storage, heated towel, PVCu double glazed window to rear.

BEDROOM TWO

PVCu double glazed window to the rear with views onto open fields and Plymbridge Woods, radiator and access to the loft.

BEDROOM THREE

PVCu double glazed window to the front, radiator,

BEDROOM FOUR

PVCu double glazed window to the front, access to large eave storage which has a ladder descending to the garage, radiator.

BEDROOM FIVE

PVCu double glazed window to front, radiator and built in storage cupboard.

BATHROOM

Comprising corner bath with mixer tap, low level w.c, pedestal wash hand basin, tiled shower cubicle, fully tiled walls, radiator, PVCu double glazed frosted window to rear.

EXTERNALLY

To the front there is a drive in, drive off driveway providing parking for several vehicles leading to a double garage and to the rear there is a raised patio area incorporating outside decking/seating area and fishpond leading to a substantial South facing lawned garden which is enclosed by hedged boundaries, offering a good degree of privacy and fruit trees; grape, apple, gooseberry and olive.

GARAGE

An electric up and over door, power and light connected. Pull down ladder leading to first floor storage.

SOLAR PANELS

Currently generating an income.





SERVICES

Mains water, gas, electricity and mains drainage.

VIEWINGS

By appointment with LAWSON.

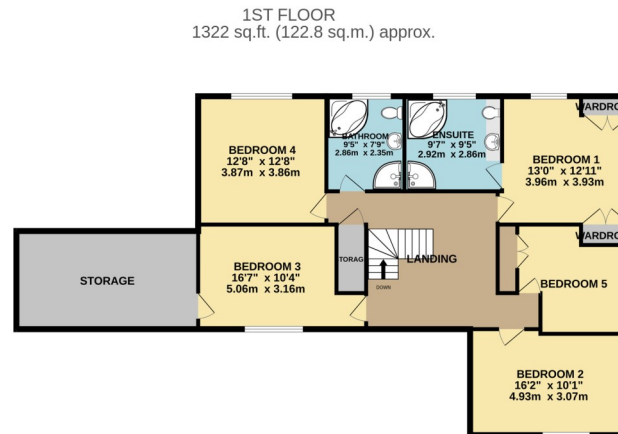
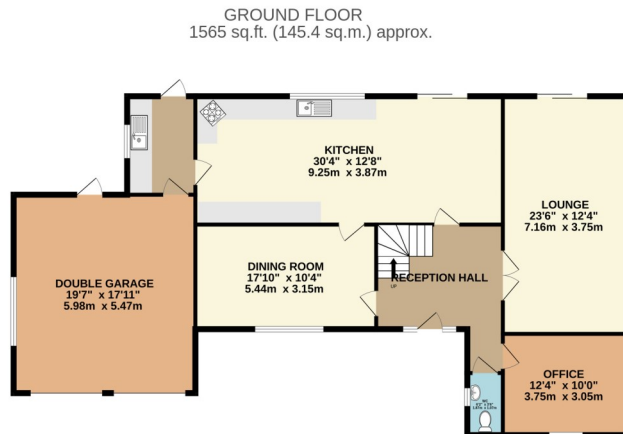
OUTGOINGS

We understand the property is in band F for council tax purposes and the amount payable for the year 2023/2024 is £3,257.56 (by internet enquiry with South Hams District Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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TOTAL FLOOR AREA : 2887 sq.ft. (268.3 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

