



**3 SYCAMORE, WOOLWELL, PLYMOUTH, PL6 7QQ**

**Offers Over £500,000**

OFFICE ADDRESS: Woolwell Crescent, Plymouth, Devon, PL6 7RB TEL: 01752 791333



## 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.

A stunning executive Tudor style detached residence situated in this small select cul-de-sac of just four large detached properties offering easy access to the scenic Plym Valley at the end of the road. The property is located close to a host of local amenities which include two supermarkets and the local Primary School. The property has been the subject of recent internal modernisation by the current owners, to include; the installation of a fitted kitchen with Quartz worktops and a host of local appliances, a new utility and cloakroom, solid oak doors throughout, re-decoration to the ground floor and flooring throughout. The living accommodation offers great versatility and would offer great potential for an annex. The living accommodation is arranged over two levels and comprises; entrance hall, lounge with media wall and built in electric living flame fire, recent kitchen/diner with utility room, cloakroom, study and an impressive family room which leads to a wet room/storage area on the ground floor.

On the first floor an impressive landing leads to a modern family bathroom and four double bedrooms all of which have built in wardrobes, walk-in wardrobe with shelving and bedroom one has the benefit of a brand new spacious shower room.

Externally, to the front there is a driveway providing parking for up to four cars with an adjacent garden and at the rear there is a patio leading to a level lawned garden. The property also benefits from PVCu double glazing and gas central heating via a recently installed gas boiler. An internal viewing is highly recommended to truly appreciate this wonderful family home.

Living accommodation

Covered entrance porch with courtesy light leads to. PVCu double glazed front door with side screen to.

### ENTRANCE HALL

Stairs to first floor with under stairs storage cupboards, tiled flooring with underfloor heating, door to.

### LOUNGE

Living flame effect remote control electric fire with changeable lighting, media wall, PVCu double glazed windows to rear and side and double doors to.

### KITCHEN/DINER

Quartz roll edged work tops incorporating a breakfast bar and single one and a half bowl sink unit with instant hot water Quettle which offers boiling and filtered water, cupboards and drawers under, matching wall units and underlighting, two built in Bosch electric ovens and five ring electric hob, built in Bosch dishwasher, tiled floor with underfloor heating, PVCu double glazed window to rear, door to.

### UTILITY ROOM

Quartz worktop incorporating a single drainer sink unit with detachable mixer tap, plumbing for washing machine, two PVCu double glazed windows to side, underfloor heating and radiator, PVCu double glazed door to rear, door to.







### **FAMILY ROOM/ANNEX**

PVCu double glazed door and window to front, range of built in storage cupboards, door to.

### **WETROOM/STORE**

Pedestal wash hand basin, W.C, wall mounted electric shower unit, tiled floor, PVCu double glazed window to rear.

### **STUDY**

PVCu double glazed window to front, radiator.

### **CLOAKROOM**

Low level w.c, circular sink with mixer tap, heated towel rail, half tiled walls.

### **FIRST FLOOR LANDING**

Doors to all first floor accommodation, access to loft, built in cupboard housing the gas boiler serving the domestic hot water and central heating system.

### **BEDROOM ONE**

Dual aspect with PVCu double glazed window to front and side offering far reaching views, built in wardrobes, with sliding mirrored doors, walk-in wardrobes, door to.

### **ENSUITE SHOWER ROOM**

Brand new shower room with Tiled shower cubicle with inset main shower, low level w.c, wash hand basin with cupboards under, shaver socket and light, fully tiled walls, PVCu double glazed frosted window to side.

### **BEDROOM TWO**

PVCu double glazed window to the rear, radiator.

### **BEDROOM THREE**

PVCu double glazed window to front, built in wardrobes with sliding mirrored doors, radiator.

### **BEDROOM FOUR**

PVCu double glazed window to rear, built in storage, radiator.

### **BATHROOM**

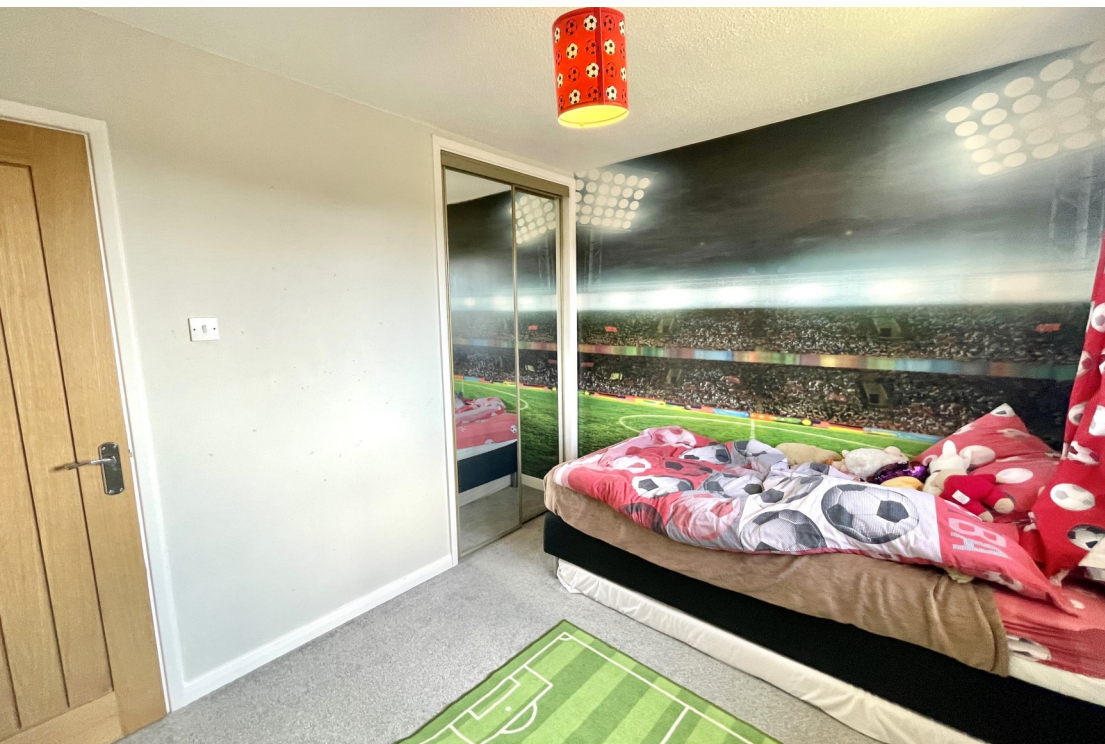
Matching suite comprising panelled bath with electric shower over, low level w.c, pedestal wash hand basin, shaver socket, heated towel rail, PVCu double glazed frosted window to side.

### **EXTERNALLY**

FRONT - Driveway providing parking for approximately four cars with an adjacent garden.

REAR - Patio area with attractive steps leading up to a level lawned garden enclosed by fence boundaries.











## SERVICES

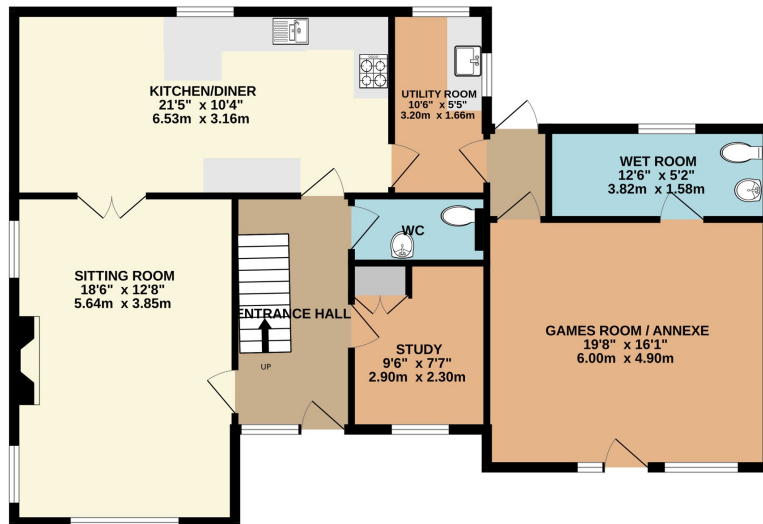
Mains water, gas, electricity and mains drainage.

## OUTGOINGS

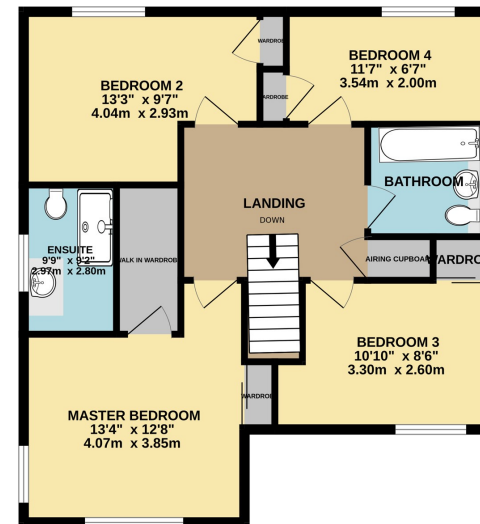
We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2023/2024 is £2756.38 (by Internet enquiry with South Hams Council. These details are subject to change.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

GROUND FLOOR  
1017 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR  
707 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 1724 sq.ft. (160.1 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.  
Made with Metropix ©2023

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 82        |
| (69-80) <b>C</b>                            | 74                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



