



**5 Barningham Gardens, Birdcage Farm, Plymouth, PL6 6HJ**

**Offers Over £400,000**

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## BIRDCAGE FARM

Birdcage Farm is located towards the north of Plymouth offering easy access to Derriford Hospital and Plymouth city centre which is approximately four miles away. Offering a large number of facilities including a doctor's surgery, the nearby Tesco superstore, A "park and ride" and two Primary Schools all within walking distance, it is an area highly recommended for all.

A spacious and versatile four bedroom detached property, standing on a generous south facing plot that backs onto Woodland, situated in this highly regraded residential cul-de-sac offering easy access to local amenities. The living accommodation is beautifully presented throughout in tasteful, neutral colours and is arranged over three levels comprises; an entrance hall, lounge with access to a balcony enjoying views across the garden and countryside beyond, modern fitted kitchen/diner with integrated appliances, a double bedroom and bathroom.

From the lounge stairs ascend to the lower ground floor which is currently an open plan living and bedroom area which in turn gives access to a conservatory leading to the garden and a ground floor shower room, this area could easily be used as an annex, if required. On the top floor, there is a landing leading to a further two double bedrooms, both of which have built in wardrobes, and a shower room.

Externally, to the front of the property there is a driveway providing parking for two cars leading to the garage and adjacent garden. At the rear, there is a substantial southerly facing garden that backs onto Woodland.

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.

## LIVING ACCOMMODATION

Approach through wooden front door to:

### ENTRANCE HALL

Stairs to first floor, built in storage cupboard, radiator, door to:

### LOUNGE

Double glazed sliding patio door leading to an enclosed balcony, enjoying views across the garden, Woodland and beyond, living flame effect gas fire, radiator, stairs ascend to the basement, door to:

### KITCHEN/DINER

Granite roll edge work surfaces with grey gloss cupboards and drawers under and matching wall units, single drainer and one and a half bowl stainless steel sink unit with mixer tap, built in electric oven and four ring hob, built in fridge, plumbing for dishwasher, radiator, PVCu double glazed window to rear enjoying views across the Woodland.

### BATHROOM

Matching suite comprising, panelled bath with Mira shower over, low level WC, pedestal wash hand basin, half tiled walls, radiator, PVCu double glazed frosted window to the front.



### **BEDROOM THREE**

PVCu double glazed window to the front, radiator

### **BASEMENT/BEDROOM FOUR**

Open plan area currently used as a bedroom and living space with large storage cupboard, two radiators, door to:

### **CONSERVATORY**

Two sets of PVCu double glazed patio doors leading to the rear garden, door to:

### **SHOWER ROOM**

Comprising tiled shower cubicle with inset shower, low level WC, wash hand basin, radiator, extractor fan, PVCu double glazed window to the rear.

### **FIRST FLOOR LANDING**

Doors to first floor accommodation, built in cupboard housing the gas boiler which serves domestic hot water and heating, door to:

### **BEDROOM ONE**

PVCu double glazed window to the front and rear, built in wardrobes, radiator.

### **BEDROOM TWO,**

PVCu double glazed window to the rear, built in wardrobes with sliding mirrored doors, further built in storage cupboard, radiator.

### **SHOWER ROOM TWO**

Comprising tiled shower cubicle with inset Triton rain head shower, low level WC, pedestal wash hand basin, heated towel rail, PVCu double glazed frosted window to the front

### **EXTERNALLY**

To the front of the property, there is a driveway providing parking for two vehicles which leads to the garage. There is access to either side of the property which leads to the rear, where you will find a substantial south facing garden, predominantly laid to lawn with vegetable garden and a host of established plants, trees and shrubs offering a good degree of privacy backing onto woodland.

### **GARAGE**

Metal up and over door, power and light connected, plumbing for washing machine.





## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWINGS

By appointment with LAWSON.

## OUTGOINGS

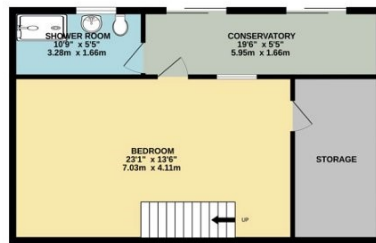
We understand the property is in band E for council tax purposes and the amount payable for the year 2023/2024 is £2,580.79 (by internet enquiry with Plymouth City Council). These details are subject to change.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2022

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.

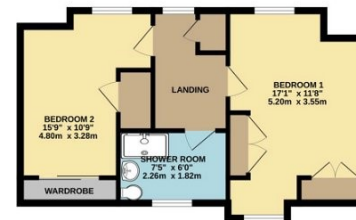
GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



2ND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1782 sq.ft. (165.5 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		84
(69-80)	C	74	
(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	

