

Price £395,000 Freehold



15 WARREN PARK, WOOLWELL, PLYMOUTH, PL6 7QR

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

Lawson are delighted to offer this larger than average, detached house in the popular northern quarter of Woolwell which is superbly presented throughout. More spacious than many of the four bedroom detached houses that we sell in Woolwell by virtue of it having an attached garage that doesn't eat into the ground floor living accommodation.

This beautifully finished home is located towards the end of a quiet cul de sac, within this desirable, residential area, close to local amenities such as Tesco, Lidl and is on the 'doorstep' of Derriford Hospital and Dartmoor National Park.

The plot includes a level rear garden, double width driveway providing parking for approximately 3 cars, front garden and a low maintenance rear garden.

The property comprises: Entrance Hall, Cloakroom, Open-plan Kitchen/Diner with integrated cooker, hob and extractor fan, Living Room, Conservatory, Four Bedrooms, Master En Suite, Family Bathroom, Gardens, Double Width Driveway and a Garage.

The property has the benefit of PVCu double glazing, gas central heating and modern floor coverings.

LIVING ACCOMMODATION

Approached through a PVCu double glazed front door to:

ENTRANCE HALL

Stairs to the first floor, radiator, door to:

CLOAKROOM

Low level WC, pedestal wash hand basin, PVCu double glazed frosted window to the front

KITCHEN/DINER

Roll edge work surfaces with cupboard and drawers under and matching wall units, single drainer with one and a half stainless steel sink with mixer tap, built in electric oven and four ring hob with extractor hood over, plumbing for washing machine and dishwasher, tiled splash backs, PVCu double glazed window to the front and side, PVCu double glazed door to the side, double doors to:

LOUNGE

PVCu double glazed window to the rear, radiator, PVCu double glazed French doors to:

CONSERVATORY

Part glazed PVCu double glazed conservatory with sliding patio doors to the rear garden.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft with pull down ladder, PVCu double glazed window to the side, radiator, door to:

BEDROOM 1

PVCu double glazed window to the rear, radiator, built in storage cupboards and door to:

ENSUITE SHOWER ROOM

Comprising tiled shower cubicle with inset shower, low level WC, wash hand basin, heated towel rail, shaver socket, PVCu double glazed frosted window to the side.

BEDROOM 2

PVCu double glazed window to the front, radiator.

BEDROOM 3

PVCu double glazed window to the front, radiator



BEDROOM 4

PVCu double glazed window to the rear, radiator

BATHROOM

Matching suite comprising, panelled bath with shower over, low level WC, wash hand basin, heated towel rail, PVCu double glazed frosted window to the side.

EXTERNALLY

To the front of the property, there is a Herringbone driveway proving parking for approximately 3 vehicles leads to the garage with an adjacent lawned garden. There is access to the side of the property which leads to the rear.

To the rear of the property, there is a patio area with a lawned garden, enclosed by fence boundaries.

GARAGE

Metal up and over door, power and light connected.

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.

FLOOR PLAN



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, rooms and any other items are approximate and the responsibility to make the any necessary adjustment or modification is on the purchaser. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown here are not intended to be guaranteed as to their condition or efficiency, unless so stated. Made with floorplan.co.uk

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

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 2023.

Lawson themselves on behalf of 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.



