



**30 CARADON CLOSE, DERRIFORD, PLYMOUTH, PL6 6BW**

**Offers Over £650,000**

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## CARADON CLOSE

Situated just off Powisland Drive in Derriford, Caradon Close is located in one of the most sought after and desirable areas in Plymouth. Located just four miles north of the City Centre it lies within easy reach of Derriford Hospital, Nuffield Health Fitness & Wellbeing Centre, Marjon University and Derriford Business Park as well as the nearby Marks & Spencer food store, and the Tesco Superstore in Woolwell. There are a number of doctor surgeries in the North of Plymouth. The area offers convenient access to all major routes including the A38. Less than a mile away is the Park and Ride that offers easy access to the City Centre. The Dartmoor National Park is little more than three miles away to the north which provides for a variety of recreational activities including the Yelverton Golf Club set in a beautiful moorland location.

This low maintenance, modern, Georgian-style, executive house, with its striking, brick elevations offer a great amount of versatile and flexible living space. Tucked away in this quiet, exclusive and favoured cul-de-sac, the house offers exceptional access to Derriford Hospital, with beautiful, Dartmoor just a couple of miles to the north and Plymouth City Centre and waterfront some five miles to the south.

The level plot offers a sweeping, herringbone brick driveway and sizeable front garden, whilst to the rear, there stands an enclosed, secluded, family garden with a large porcelain patio and level lawn. With the double garage and extensive driveway, abundant parking is provided for multiple vehicles.

Whilst exceedingly spacious, subject to necessary planning permission, the house could easily be further extended, by virtue of a first-floor extension over the existing double garage, utility room and porch, should any interested party choose to do.

Nicely decorated throughout, whilst boasting contemporary kitchen and sanitary ware, the house has PVCu double glazing, rainwater goods and gas central heating.

Those that work from home shall be inspired by the large office/study on the ground floor, whilst the large family/garden room, engages with the grounds, whilst offering great comfort and opportunity for family enjoyment.

In all, the accommodation comprises: reception hall, cloakroom, office/study, sitting room, garden/family room, dining room, fitted kitchen, utility room, porch, double garage, first floor landing, fitted master bedroom with en-suite shower room, three further double bedrooms and a family bathroom.

Properties in this favoured cul-de-sac and suburb, always prove popular and we would urge your early viewing of this lovely, family home to avoid disappointment.

Covered entrance porch leads to part glazed wooden front door to.

### ENTRANCE HALL

Stairs to first floor, radiator.

### LOUNGE

Open fire place standing on a stone hearth with slate surround and wooden mantel which also has a gas point should you wish to install a gas fire, two PVCu double glazed windows to side, radiator, door to garden room and dining room access to study.

### STUDY

PVCu double glazed window to front, radiator.

### DINING ROOM

PVCu double glazed window overlooking rear garden, radiator, door to.







## **KITCHEN**

Roll edged work surfaces with grey gloss cupboards and drawers under and matching wall units, single drainer and one and a half bowl composite sink unit with detachable mixer tap and filtered cold water tap, twin built in electric ovens and four ring gas hob with extractor hood over, plumbing for dishwasher, space for fridge/freezer, radiator, PVCu double glazed windows to front and side, door to.

## **INNER HALLWAY**

PVCu double glazed window to front door to garage and

## **UTILITY ROOM**

Roll edged work surfaces incorporating stainless steel sink unit with cupboards over, plumbing for washing machine and dishwasher, space for tumble dryer, tiled splashbacks, radiator, PVCu double glazed door and window to rear.

## **CLOAKROOM**

Low level w.c, pedestal wash hand basin, fully tiled walls, tiled floor, PVCu double glazed frosted window to side.

## **GARDEN ROOM**

PVCu double glazed French doors leading to garden, two radiators.

## **FIRST FLOOR LANDING**

Doors to all first floor accommodation, access to loft, built in cupboard housing mains pressure hot water cylinder.

## **BEDROOM ONE**

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

## **EN-SUITE SHOWER ROOM**

Comprising tiled shower cubicle with inset shower, low level w.c, wash hand basin with cupboards under, fully tiled walls, extractor fan, PVCu frosted window to front.

## **BEDROOM TWO**

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

## **BEDROOM THREE**

PVCu double glazed window to rear, radiator.

## **BEDROOM FOUR**

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

## **BATHROOM**

Matching suite comprising panelled bath with shower over, wash hand basin with cupboards under, low level w.c, part tiled walls, radiator, PVCu double glazed frosted window to side.

**EXTERNALLY FRONT** - Herringbone driveway providing parking for several cars leads to the garage with a good sized adjacent lawned garden incorporating a host of established trees and shrubs. There is access to the side of the property which leads to.

**REAR** - There is a generous level garden predominately laid to lawn offering a good degree of privacy incorporating two patio areas enclosed by fence and hedge boundaries.



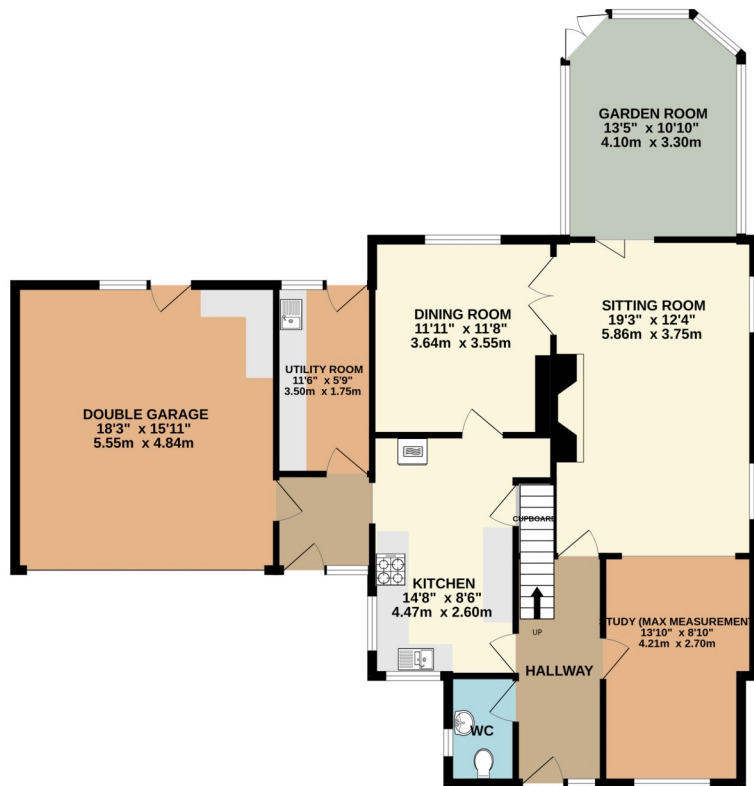








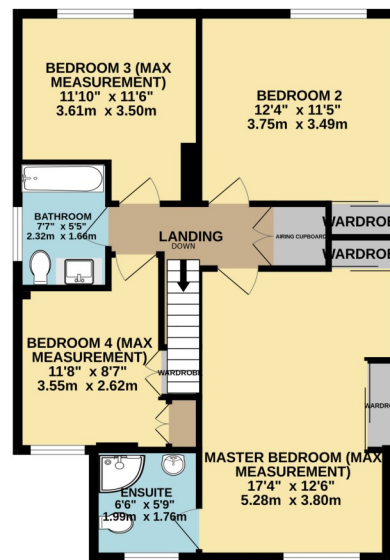
GROUND FLOOR  
1232 sq.ft. (114.5 sq.m.) approx.



TOTAL FLOOR AREA: 1960 sq.ft. (182.1 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.  
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1ST FLOOR  
727 sq.ft. (67.6 sq.m.) approx.



**SERVICES**

Mains water, gas, electricity and mains drainage.

**VIEWING**

By appointment with LAWSON.

**OUTGOINGS**

We understand the property is in band 'G' for council tax purposes and the amount payable for the year 2023/2024 is £3691.45.(by internet enquiry with Plymouth City Council). These details are subject to change.

**FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES**

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