

**Price £285,000**

**LAWSON**  
Estate Agency...Only Better



**8 REDWING DRIVE, WOOLWELL, PLYMOUTH, PL6 7SZ**

**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 three bedroom semi-detached property which has been the subject of recent internal modernisation by the current owners including the installation of a Wrens fitted kitchen with integrated appliances, central heating boiler, internal doors and redecoration and flooring in tasteful neutral colours. The living accommodation which is beautifully presented throughout is arranged over two floors and comprises; entrance hall, lounge, fitted kitchen/diner on the ground floor. On the first floor a landing leads to a modern family bathroom and three bedrooms, bedroom three has the benefit of an extension offering useful additional space.

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

The living accommodation.

Approached via a PVCu double glazed door to.

## ENTRANCE PORCH

Door to.

## LOUNGE

Living flame effect electric fire, laminate floor, PVCu double glazed window to front, stairs to first floor, double doors to.

## KITCHEN/DINER

Fitted in 2021 a quality Wrens kitchen with Quartz roll edged work surfaces incorporating single drainer sink unit with mixer tap and waste disposal unit with cupboards and drawers under and matching wall units, built in double oven and five ring gas hob and extractor hood over, built in fridge/freezer, PVCu double glazed window to rear, PVCu double glazed French doors to rear garden.

## FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft.

## BEDROOM ONE

PVCu double glazed window to rear, radiator.

## BEDROOM TWO

PVCu double glazed window to front, radiator.

## BEDROOM THREE

PVCu double glazed window to front, radiator.



## BATHROOM

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

## EXTERNALLY

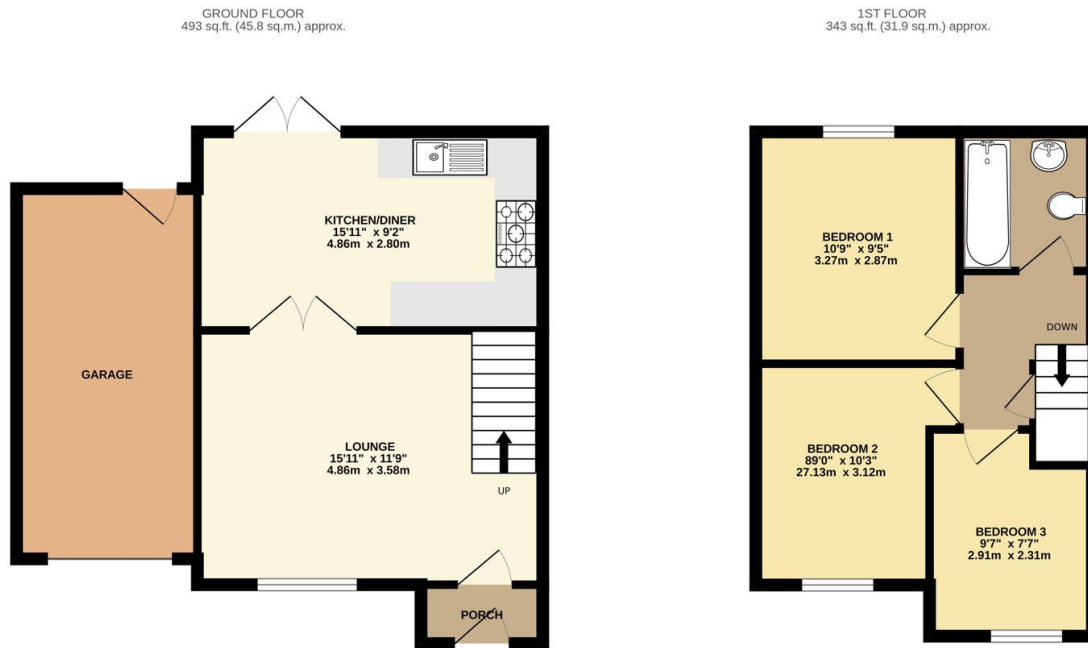
Front - Driveway providing parking for one car leads to garage with adjacent lawned garden.

Rear - Patio area with steps leads to a level lawned garden with timber shed to remain enclosed by fence boundaries.

## GARAGE

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

## FLOOR PLAN



TOTAL FLOOR AREA: 836 sq.ft. (77.7 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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## 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.

## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connection potential is FTTC and ADSL.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1,968.77 (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.

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