

LAWSON
Estate Agency...Only Better



3 ESTHWAITE LANE, DERRIFORD, PLYMOUTH, PL6 5FQ

£995,000

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

FULL DESCRIPTION

A stunning luxury detached home, located in this secure, exclusive gated development of only seven similar properties, standing on a generous westerly facing plot with far reaching views and incorporating a double garage and ample parking. This wonderful home is finished to an exceptionally high specification with underfloor heating throughout on the ground floor, powder coated aluminium double-glazed windows, luxury bathrooms and kitchen with high end appliances and oak doors throughout.

The living accommodation which is arranged over two levels comprises, an impressive vaulted entrance hall with doors leading to all accommodation with oak and glass balustrade staircase leading to a galleried landing on the first floor, this leads to an extensive kitchen/dining area with high end appliances which in turn gives access into the living room, in addition to this you will find a study, utility room and cloakroom on the ground floor. On the first floor, an impressive galleried landing leads to a modern family bathroom and five bedrooms. Bedroom one has the benefit of an en-suite shower room and walk-in dressing room, the guest bedroom also benefits from an en-suite shower room.

Externally, the property stands on a generously proportioned westerly facing plot, which incorporates parking for several vehicles at the front then leads to a double garage. Whilst at the rear, there is a generous landscaped garden with decking area and pergola with a host of established plants, trees, and shrubs.

The property also benefits from powder coated aluminium double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this fantastic executive home.

LIVING ACCOMMODATION

Covered entrance porch leads to the double-glazed front door to:

ENTRANCE HALL

Stairs to first floor with oak and glass balustrade, tiled floor with underfloor heating, built in storage and door to:

KITCHEN/DINER

Impressive comprehensively fitted kitchen with granite worksurfaces with a range of cupboards and drawers under and matching wall units, breakfast bar with granite worktops incorporating one and a half bowl sink unit with instant hot water mixer tap, built in electric double oven, an inductive hob with extractor hood over, built in combination oven, coffee maker, dishwasher and fridge freezer, tiled splash backs, tiled floor, floor to ceiling double glazing window to rear and side, double glazed sliding bifold door to rear garden, double glazed window to the front and door to:

LOUNGE

Double glazed bifold door to the rear garden, remote control living flame effect gas fire, double glazed window to the side and underfloor heating.

CLOAKROOM

Low level WC, wash hand basin with mixer tap, underfloor heating, tiled floor, heated towel rail and extractor fan.

STUDY

Double glazed window to the side and underfloor heating.

UTILITY ROOM

Roll edge worksurfaces incorporating one and a half bowl stainless steel sink unit with mixer tap with cupboards under and matching wall units, one housing the gas boiler which serves domestic hot water and central heating system, plumbing for the washing machine, tiled floor, double glazed door to the side and door to garage.



FIRST FLOOR LANDING

Impressive galleried landing with doors to all first-floor accommodation, built in storage cupboard and access to the loft.

BEDROOM ONE

Double glazed sliding patio door with Juliette balcony to the rear enjoying far reaching views, access to en-suite and dressing room with a range of built in wardrobes and radiator.

EN-SUITE

Tiled shower cubicle with inset rain head shower, low level WC, wash hand basin, vanity mirror, shower socket, extractor fan, heated towel rail and frosted window to the side.

BEDROOM TWO

Double glazed window to the side, radiator, built in wardrobe and door to:

EN-SUITE SHOWER ROOM

Tiled shower cubicle with inset shower, low level WC, wash hand basin, heated towel rail, extractor fan, tiled floor, and half tiled walls.

BEDROOM THREE

Double glazed sliding patio door to the rear with Juliette balcony with far reaching views and radiator.

BEDROOM FOUR

Double glazed window to the front, built in wardrobes and radiator.

BEDROOM FIVE / STUDY

Two double glazed Velux windows to the rear and radiator.

BATHROOM

Matching suite comprising, a free-standing bath with mixer tap, tiled shower cubicle with inset shower, low level WC, wash hand basin, tiled floor, half tiled walls, shaver socket and double-glazed window to the side.

EXTERNALLY

To the front of the property, there is a paved driveway providing parking for 3 / 4 vehicles which leads to a double garage with an adjacent lawned garden.

To the rear of the property, there is a patio area leading to a lawned garden, enclosed by chrome and glass balustrade with steps leading down to a further impressive westerly facing garden with decking area, pergola and a host of established plants and shrubs.

GARAGE

Electric up and over door, power and light connected.

DERRIFORD

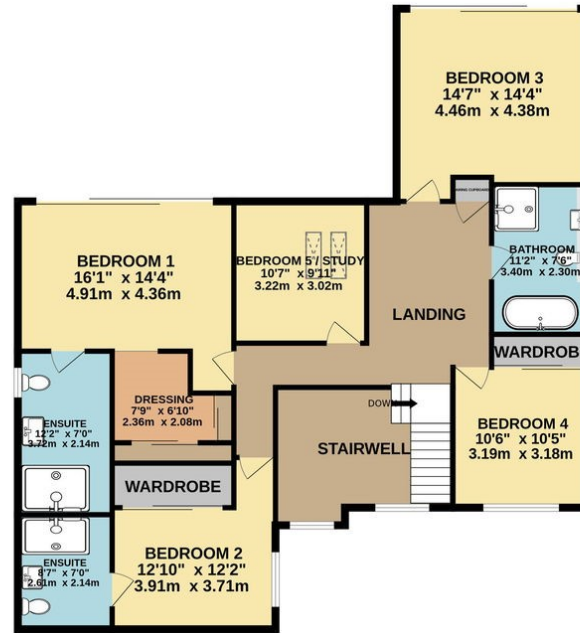
Derriford is well placed for all local amenities and is approximately four miles north of Plymouth city centre. Derriford is an established residential area offering a variety of local services, amenities and restaurants lying within close proximity of Derriford Hospital, Derriford Business Park and The University of St Mark and St John. Boasting convenient access to major routes in all directions including the centre and north towards Dartmoor and Tavistock providing a variety of recreational activities.





GROUND FLOOR
1864 sq.ft. (173.2 sq.m.) approx.

1ST FLOOR
1370 sq.ft. (127.3 sq.m.) approx.



TOTAL FLOOR AREA : 3234 sq.ft. (300.5 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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SERVICES

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

VIEWINGS

By appointment with LAWSON.

OUTGOINGS

We understand the property is in band 'G' for council tax purposes and the amount payable for the year 2024/2025 is £3,691.45 (by internet enquiry with Plymouth City Council. There is a service charge of £431 per annum to cover the maintenance of the communal areas.

STRICTLY BY APPOINTMENT ONLY

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.
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Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	91
(69-80) C		
(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	

