

£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, a new gas central heating boiler 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



PVCu double glazed window to the rear, radiator

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.

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.

Metal up and over door, power and light connected.

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.

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.

Mains water, gas, electricity and mains drainage.

By appointment with Lawson

We understand the property is in band ' D ' for council tax purposes and the amount payable for the year 2025/2026 is £2,472.08 (by internet enquiry with South Hams District Council). These details are subject to change.

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.

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