

£395,000

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31 CAMPION VIEW, WOOLWELL, PLYMOUTH PL6 7TA

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

A four bedroom detached property situated at the end of a popular cul-de-sac close to amenities and benefiting from a well maintained south facing garden. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises; Entrance hall, lounge with media wall and built in living flame effect electric fire, dining room, modern fitted kitchen and a cloakroom on the ground floor. On the first floor the landing leads to a modern family bathroom and four bedrooms, three of which have built in storage, bedroom one has the benefit of an en-suite shower room.

Externally to the front there is a driveway providing parking for two cars leading to the garage and at the rear there is a well maintained south facing garden. 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;
Covered entrance porch with courtesy light leads to an PVCu double glazed front door to.

ENTRANCE HALL

Stairs to first floor, radiator, door to.

CLOAKROOM

Comprising low level w.c, wash hand basin, part tiled walls, radiator, PVCu double glazed frosted window to front.

LOUNGE

PVCu double glazed sliding patio doors to rear garden, media wall incorporating living flame effect electric fire, radiator, access to.

DINING ROOM

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

KITCHEN

Roll edged worksurfaces with cupboards and drawers under and matching wall units, double sink unit with detachable mixer tap and waste disposal unit, built in electric double oven and four ring induction hob with extractor hood over, plumbing for washing machine and dishwasher, PVCu double glazed window to rear and side.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft with pull down ladder, built in storage cupboard, radiator.

BEDROOM ONE

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

EN SUITE SHOWER ROOM

Comprising tiled shower cubicle with inset shower, wash hand basin with cupboards under and vanity mirror over and built in lighting, low level w.c, part tiled walls, heated towel rail, PVCu double glazed frost window to side.

BEDROOM TWO

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

BEDROOM THREE

PVCu double glazed window to front, built in storage cupboard, radiator.



BEDROOM FOUR

PVCu double glazed window to front, radiator.

BATHROOM

Matching suite comprising panelled bath with shower over, low level w.c, with adjacent storage, wash hand basin with cupboards under, fully tiled walls, heated towel rail, PVCu double glazed frosted window to front.

EXTERNALLY

FRONT - Paved driveway providing parking for two cars leads to garage with adjacent lawned garden.

REAR - Patio and decking area leads to a lawned south facing garden enclosed by fence and hedged boundaries.

GARAGE

Metal up and over door, power, light and water connected.

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 2023/2024 is £2360.50 (by internet enquiry with Plymouth City Council). These details are subject to change.

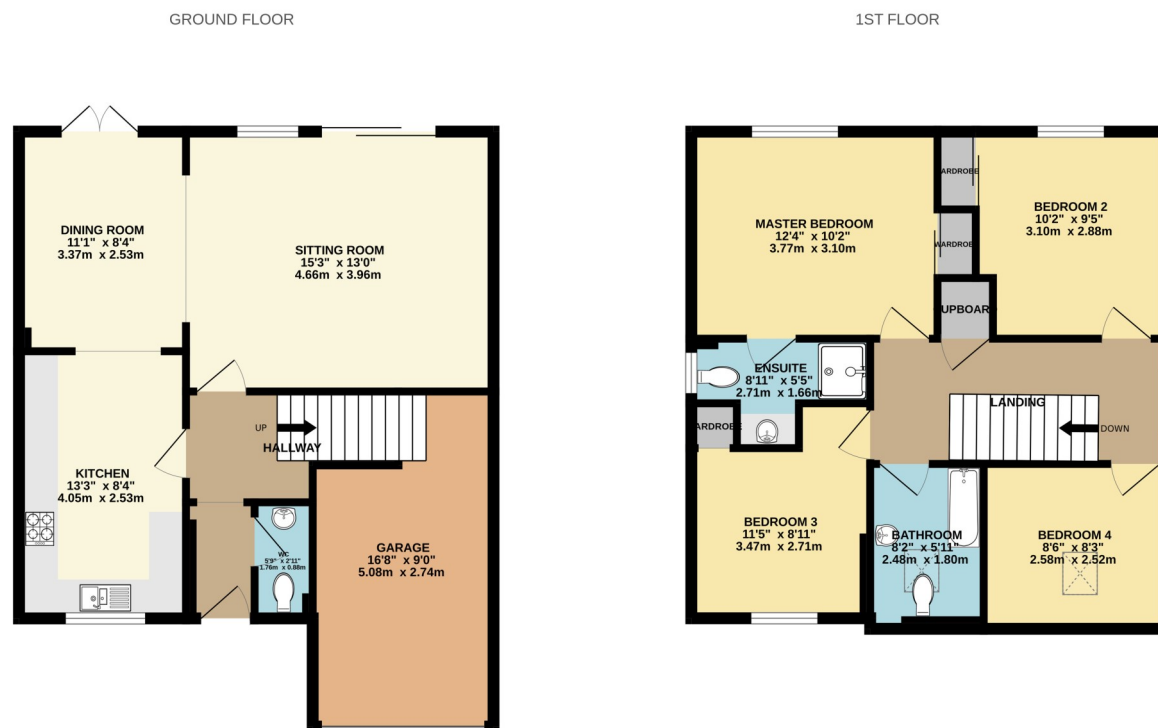
FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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