

£385,000



31 LULWORTH DRIVE, WIDEWELL, PLYMOUTH, PL6 7DT

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

A superb four bedroom detached property which has been upgraded by the current owner occupying a level, low maintenance plot overlooking a green, situated within this highly regarded location offering easy access to local amenities. The living accommodation which is beautifully presented throughout comprises; entrance hall, lounge, modern fitted kitchen/diner with granite work tops and integrated appliances, a cloakroom and study on the ground floor. On the first floor there is a modern shower room and four bedrooms, bedroom one has the benefit of an en suite shower room.

Externally, the property stands on a low maintenance plot incorporating front, rear and side gardens a garage and driveway, wood cabin with water and sink (ideal for people who work from home) and an enclosed hot tub to remain at the property. The property 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 through part glazed wooden front door to.

ENTRANCE HALL

Stairs to first floor, tiled floor, door to.

LOUNGE

PVCu double glazed window to front, radiator.

STUDY

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

CLOAKROOM

Low level w.c., pedestal wash hand basin, extractor fan.

KITCHEN/DINER

Granite roll edge worksurfaces incorporating a single drainer stainless steel sink unit with mixer tap, built in electric oven and four ring electric hob with extractor hood over, built in dishwasher and fridge/freezer, plumbing for washing machine, breakfast bar with granite worktops and cupboards under, tiled floor, two PVCu windows to rear, PVCu double glazed French doors to rear garden.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, built in storage cupboard.

BEDROOM ONE

Two PVCu double glazed windows to front, built in wardrobes with sliding mirrored doors, radiator, door to.

EN SUITE SHOWER ROOM

Comprising tiled shower cubicle with inset rain head shower, low level w.c., wash hand basin with cupboards under, radiator, extractor fan, PVCu double glazed frosted window to front.

BEDROOM TWO

PVCu double glazed window to rear, radiator.



BEDROOM THREE

PVCu double glazed window to rear, radiator.

BEDROOM FOUR

PVCu double glazed window to rear, radiator.

SHOWER ROOM

Comprising tiled shower cubicle with inset rain head shower, low level w.c, part tiled walls, radiator, PVCu double glazed frosted window to side.

EXTERNALLY

Front - Path to the front door with adjacent low maintenance gravelled garden, to the rear there is a decking and artificial lawned area which extends to both sides where you will find a cabin with power and light connected, ideal for working from home and also an enclosed hot tub to remain at the property. A gate gives access to the rear where you will find the garage with a metal up and over door and parking immediately to the front. There is also one further additional parking space.

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 ' E' for council tax purposes and the amount payable for the year 2025/2026 is £2,842.17 (by internet enquiry with Plymouth City Council). Management company on the shared parking. These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

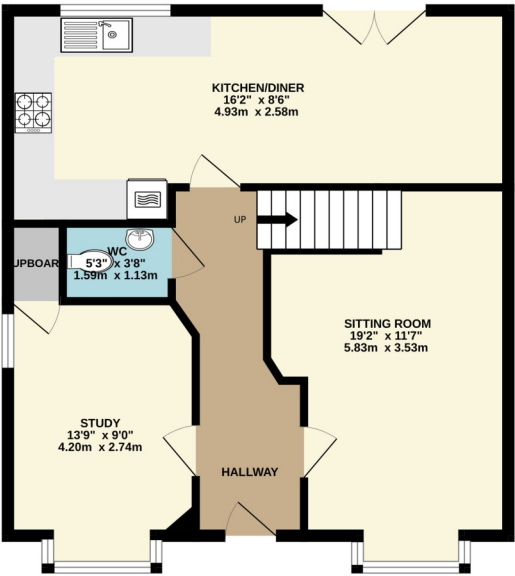
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BUYERS INFORMATION

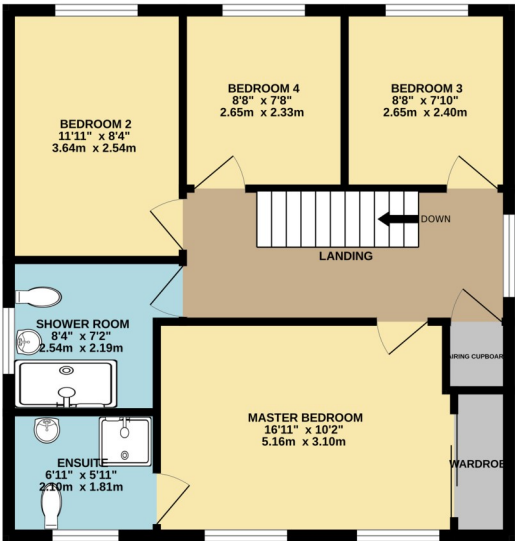
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GROUND FLOOR



1ST FLOOR



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