

**£375,000**



**3 CAMPION VIEW, WOOLWELL, PLYMOUTH PL6 7TA**

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



A spacious four bedroom detached property, occupying an established well maintained plot, situated in this highly sought after cul-de-sac offering easy access to local amenities. The living accommodation which is well presented throughout is arranged over two levels and comprises; entrance hall, lounge, dining room, fitted kitchen and cloakroom on the ground floor. On the first floor the landing leads to a modern family bathroom and four bedrooms, bedroom one has the benefit of an en-suite shower room. Externally there are well maintained established front and rear gardens, a driveway for two cars and a garage. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this family home.

The living accommodation

Entrance porch with courtesy light leads to PVCu double glazed front door to.

#### **ENTRANCE HALL**

Stairs to first floor, radiator, doors to all ground floor accommodation.

#### **LOUNGE**

PVCu double glazed sliding patio door to garden, PVCu double glazed window to rear, living flame effect gas fire with wooden mantel over, radiator, double doors to.

#### **DINING ROOM**

PVCu double glazed window to rear, range of built in storage cupboards and drawers, radiator.

#### **CLOAKROOM**

Comprising low level w.c, wash hand basin with storage under, fully tiled walls, tiled floor, radiator, PVCu double glazed frosted window to front.

#### **KITCHEN**

Roll edged worksurfaces with cupboards and drawers under and matching wall units, single drainer Schock one and a half bowl Titanium sink unit with mixer tap, built in five ring range with stainless steel splashback and extractor hood over, washing machine, tumble dryer, dishwasher and fridge/freezer to remain, tiled splashbacks, wall mounted gas boiler which serves domestic hot water and central heating system, tiled floor, PVCu double glazed window to front.

#### **FIRST FLOOR LANDING**

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

#### **BEDROOM ONE**

PVCu double glazed window to rear, built in wardrobe and sliding mirrored door, radiator, door to.

#### **EN SUITE SHOWER ROOM**

Comprising tiled shower cubicle with inset Mira electric shower, low level w.c, wash hand basin with cupboards under and vanity mirror over, fully tiled walls, heated towel rail, PVCu double glazed frosted window to side.

#### **BEDROOM TWO**

PVCu double to rear, built in wardrobes, sliding mirrored doors, 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 Triton electric shower over, low level w.c, wash hand basin, heated towel rail, Velux window to front.

EXTERNALLY

Front- Driveway providing parking for two cars leads to garage with adjacent established garden.  
Rear - Patio area with seating and pergola leads to a lawned garden with a host of established and mature plants and shrubs leading to a further seating area with a Greenhouse and shed to remain enclosed by fence boundaries.

GARAGE

Metal up and over door, power and light connected, built in work bench and stainless steel unit.

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 2025/2026 is £2472.08 (by internet enquiry with South Hams District Council). These details are subject to change.

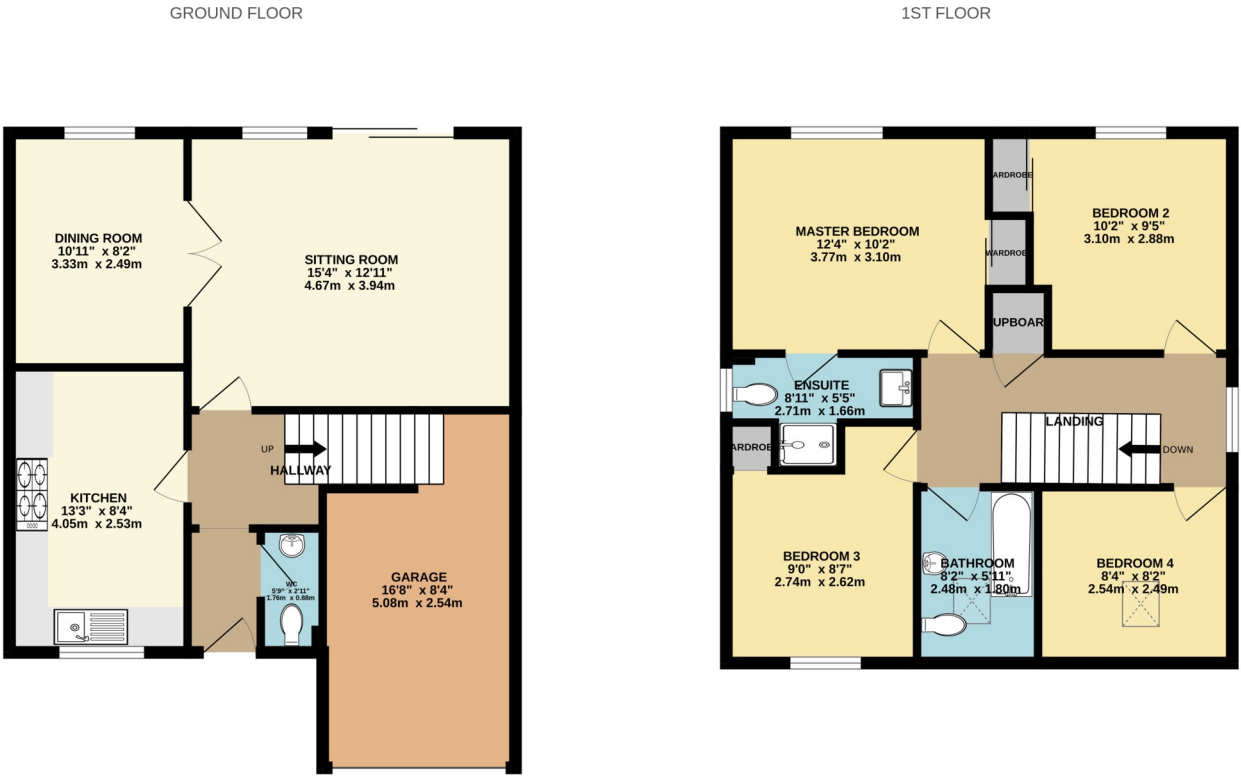
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