

LAWSON
Estate Agency...Only Better



11 ESTHWAITE LANE, DERRIFORD, PLYMOUTH, PL6 5FQ

Offers Over £900,000

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FULL DESCRIPTION

Lawson are delighted to bring to market this beautifully appointed, high-specification detached family home, constructed approximately eight years ago and set in a highly desirable and convenient location. The property is approached via its own private twin electric gates, opening onto a brick herringbone driveway that provides parking for multiple vehicles. A front door leads into the entrance hall with a dogleg staircase with an oak handrail, glass balustrade, and tiled flooring with underfloor heating.

Double doors open into a fantastic open-plan kitchen and dining room, fitted with a matching range of base and eye level units with quartz work surfaces, Siemens twin ovens, microwave combi oven, and coffee maker, a five-burner induction hob with Neff extractor, integral dishwasher, fridge freezer, and wine fridge, a one-and-a-half bowl stainless steel sink unit with a mixer tap, along with a boiling hot water kettle tap, windows to the side and rear elevation, aluminium powder-coated bi-folding doors to the west facing garden, inset spotlights and a hard-wired Sonos sound system. Further double doors lead to the sitting room — a beautifully double-aspect room with windows to the front and side elevations, a gas log-effect fire is built into a stylish media wall with a sunken television.

From the kitchen, a doorway leads into the utility room, fitted with a matching range of base and eye level storage cupboards, a stainless-steel sink and drainer, plumbing for a washing machine, space for a tumble dryer, and a wall-mounted Ideal boiler. A further door leads to the ground floor shower room with tiled flooring, a window to the side elevation, low-level WC, wash hand basin with a waterfall tap, and an oversized shower cubicle with a direct feed shower.

The main hallway also features a built-in storage cupboard housing the property's media system. Carpeted stairs lead to the first-floor landing with attractive oak flooring, loft access, and a window to the front elevation.

The master bedroom is a fantastic room with a Juliet balcony with sliding patio doors, oak flooring, and inset spotlights. A separate dressing room offers a full range of fitted wardrobes, shelving, and hanging space, and enjoys a dual aspect. The en suite shower room is fitted with an oversized shower cubicle and drencher head, low-level WC, pedestal wash hand basin with storage beneath, a chrome towel rail, and full-height tiling to all walls and the floor. Bedroom two is a further double room with a window to the side elevation, oak flooring, and its own en suite shower room, which includes an oversized shower cubicle, wash hand basin, WC, and tiled walls and floor. Bedroom three, also a double, has a window to the side elevation and fitted Sharps wardrobes. Bedroom four is a double-aspect room with windows to the front and side elevations and oak flooring. Bedroom five is another good-sized double with oak flooring and a window to the side elevation.

The family bathroom has been finished to a very high specification with a four-piece suite comprising, a double-ended roll-top bath, wash hand basin with storage beneath, low-level WC, and an oversized shower cubicle with a drencher head, tiled flooring, and chrome towel rail. A separate study offers a bright working environment with windows to the side and rear elevations and inset spotlights.

Externally, the front garden is landscaped for ease of maintenance and is gate enclosed with a herringbone brick driveway leads to a double garage with an electric roller shutter door, power, lighting, and an electric vehicle charging point. To the rear, the west-facing garden has a large, paved patio area enclosed with a glass balustrade. Steps lead down to a lower woodland area. To the side, there is a further large enclosed lawned area.

There is an annual estate charge of £360.00.



UTILITIES

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

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.

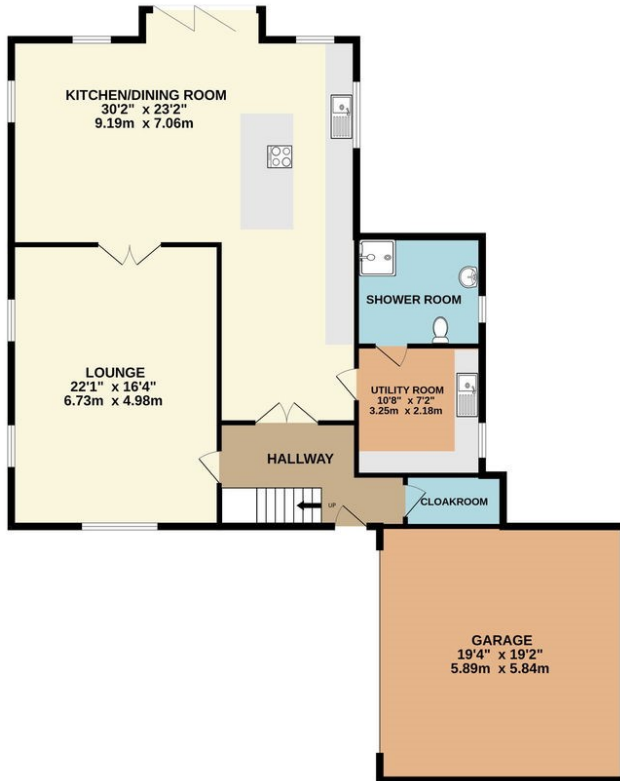
PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

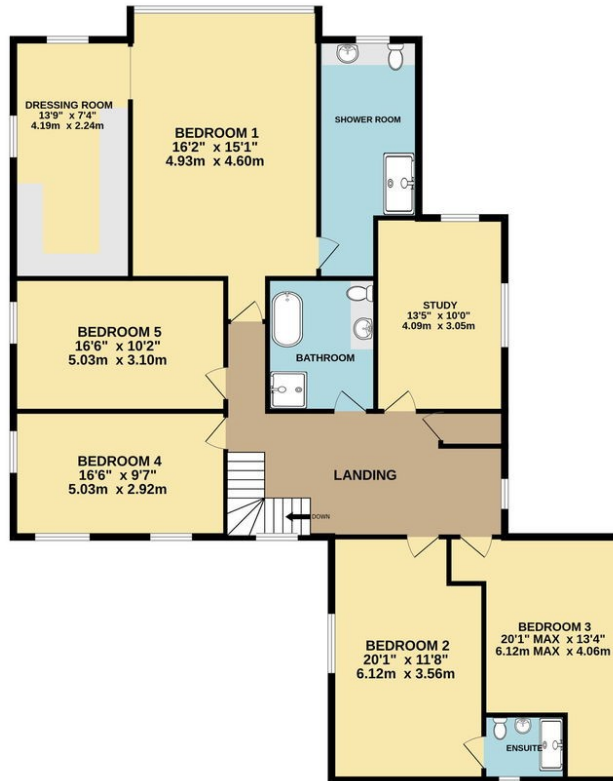




GROUND FLOOR
1687 sq.ft. (156.7 sq.m.) approx.



1ST FLOOR
1907 sq.ft. (177.1 sq.m.) approx.



TOTAL FLOOR AREA : 3593 sq.ft. (333.8 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 & 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 2025/2026 is £3,875.70 (by internet enquiry with Plymouth City Council).

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. Copyright Lawson 2024

BUYERS INFORMATION

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

