

LAWSON
Estate Agency...Only Better



5 Carisbrooke Road, Egguckland, Plymouth
Plymouth

£425,000

FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed and extended semi-detached family home, situated in a quiet and desirable cul-de-sac just a short walk from all amenities and excellent schooling. The property has been significantly extended, creating a fantastic family home. The accommodation comprises a PVCu double-glazed front door leading to the entrance hall with oak flooring, carpeted stairs to the first-floor landing and a built-in storage cupboard. A doorway leads to the sitting room with a large window to the front elevation with a westerly aspect, oak flooring and a wall-mounted gas fire.

A further doorway leads to the family room, a great space with oak flooring, a built-in bar, patio doors to the rear garden and an opening through to the kitchen. The kitchen is fitted with a matching range of base and wall units with granite work surfaces, a five-burner gas hob, filter canopy, wine cooler, built-in dishwasher and washing machine, Bosch oven, space for an American-style fridge-freezer, and an integrated one-and-a-half bowl sink/drain unit with a drencher tap, tiled flooring, spotlights and windows overlooking the rear garden. The dining area also has tiled flooring.

From the main entrance hall, a doorway leads to bedroom four, a spacious double with a window to the front elevation. Further along is the family bathroom which is fitted with a matching white three-piece suite comprising a low-level WC, pedestal wash hand basin and panel-enclosed bath with a shower mixer tap, tiled flooring, full-height tiled walls, spotlights and an extractor fan.

Carpeted stairs ascend to the first-floor landing.

Bedroom one is a spacious double with windows to the front and rear elevations, eaves storage, and an en-suite shower room comprising a low-level WC, pedestal wash hand basin and walk-in shower enclosure with drencher head, full height tiling to walls, tiled floor, chrome towel rail and extractor. Bedroom two is a further double with a window to the front elevation, eaves storage and shelving. Bedroom three is a small double with a window to the rear elevation.

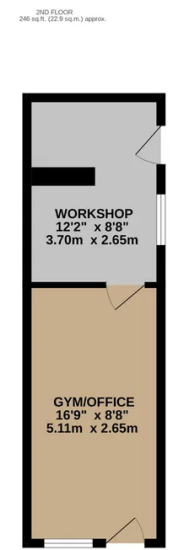
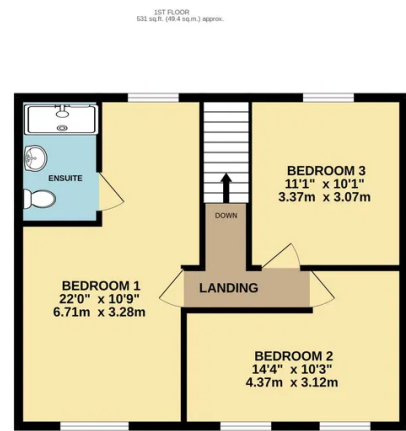
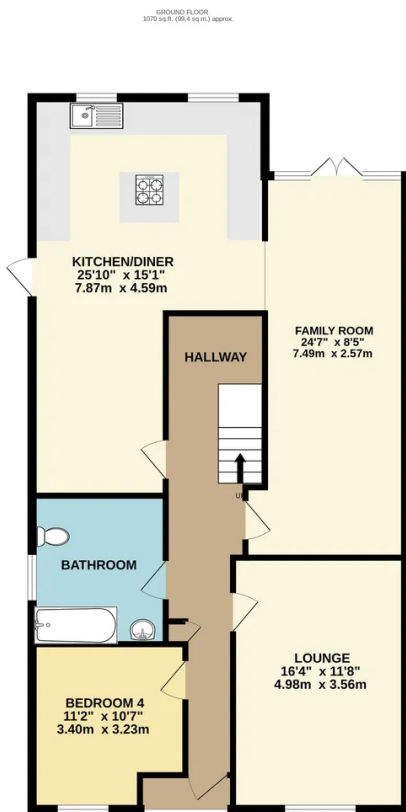
Externally, a particular feature of the property is its gardens. The front driveway is pressed concrete with a brick design, providing parking for several vehicles. There is also an AstroTurf lawn and an electric car charge point.

To the side of the property, the driveway continues to the former garage which is currently being used as a storage/gym room.

The rear garden has been landscaped with AstroTurf terraces, a covered barbecue area with an aluminium canopy and a built-in storage shed. The rear garden is fully enclosed with walls and fencing, with outside lighting and an outside tap.

The property also benefits from owned solar panels, PVCu double glazing, gas-fired central heating, and is being offered to the market with no onward chain.





TOTAL FLOOR AREA : 1848 sq.ft. (171.6 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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UTILITIES

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

OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2,067.04 (by internet enquiry with Plymouth City Council). These details are subject to change.

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.

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 2023.

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). We carry this out through a secure platform to protect your data. 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.





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