

**LAWSON**  
Estate Agency...Only Better



**15 Hawkins Close, Derriford, Plymouth**  
Plymouth

**£435,000**

## FULL DESCRIPTION

A four-bedroom detached property, situated in a quiet, tucked away cul-de-sac within one of North Plymouth's most sought-after residential locations which offers easy access to local amenities. The living accommodation, which is well presented throughout in tasteful, neutral colours is arranged over two levels and comprises, an entrance hall, lounge, modern fitted kitchen/diner, utility room and a 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, to the front of the property there is a driveway for two cars leading to a garage with an adjacent lawned garden. At the rear of the property, there is a well-maintained level garden.

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

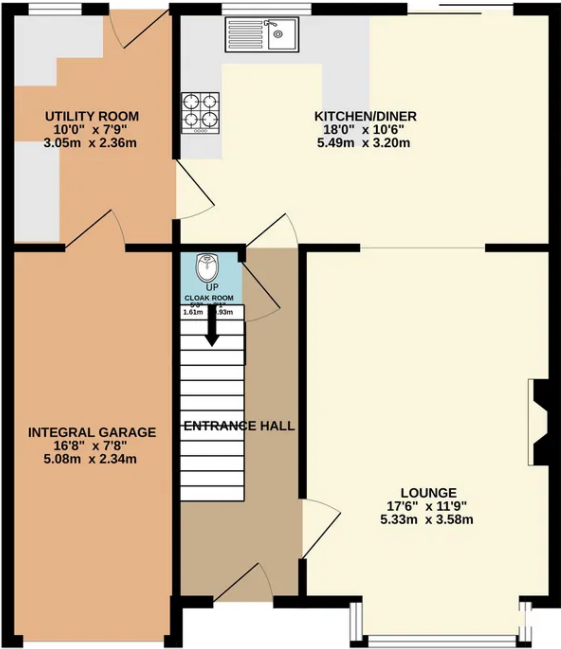
An internal viewing is highly recommended to truly appreciate this wonderful family home.

## DERRIFORD

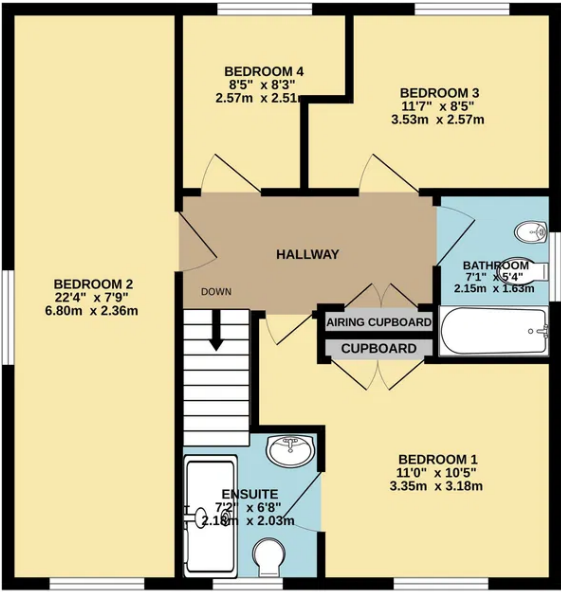
Derriford is well placed for all local amenities and is approximately four miles north of Plymouth city centre. Derriford is an established residential area offering a variety of local services, amenities and restaurants lying within close proximity of Derriford Hospital, Derriford Business Park and 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.



GROUND FLOOR



1ST FLOOR



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 and ADSL.

OUTGOINGS PLYMOUTH

We understand the property is in band 'F' for council tax purposes and the amount payable for the year 2025/2026 is £3,358.94 (by internet enquiry with Plymouth City Council). These details are subject to change.

ACCOMMODATION

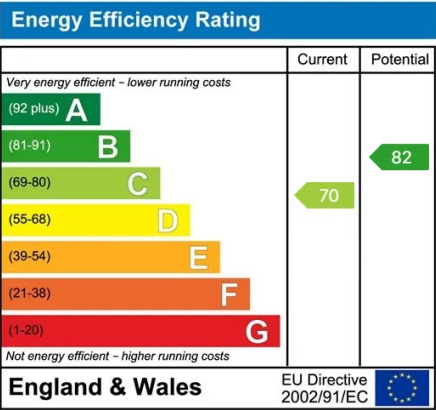
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

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.

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