



LANG TOWN  
& COUNTRY

30 Skylark Rise, Woolwell, Plymouth, PL6 7SN





# Guide Price £750,000



Situated at the end of a quiet cul-de-sac, in one of Plymouth's most desirable areas, is this spectacular four-bedroom detached residence, which is being introduced to the open market for the first time since being built in 1989, by our vendor. From the moment you enter, the focus on design and high-spec finishes is evident, such as an abundance of light entering the home from every angle. Entered through the entrance vestibule, the opens to a spacious hallway, leading directly to the striking octagonal lounge, which is arguably the hub of the home, with its feature fireplace, and large windows that bathe the space in natural light, creating an airy, uplifting ambiance.

Flowing seamlessly from the lounge, the dining area offers a bright, cheerful spot for formal entertainment. The kitchen, with its generous quartz countertops and porcelain flooring, with the bonus of underfloor heating, makes it a joy to cater from. For those who work from home or simply need a quiet corner, the office off the hallway provides the perfect retreat.

Three comfortable bedrooms on the ground floor offer easy living options for guests or family members seeking extra privacy. They share the chic family bathroom, again benefitting from underfloor heating.

Upstairs, the pièce de resistance awaits-an octagonal master suite completes with its own stunning en-suite bathroom, and a balcony to make the most of the enviable views.

Outside, offers a spacious rear, level garden, currently configured to have dual patioed areas, and a large lawn, working perfectly for those seeking an Alfresco lifestyle. A double garage stands by to accommodate vehicles, storage, or a workshop space.

Throughout every thoughtfully arranged room, this home tells a story of comfort and versatility.

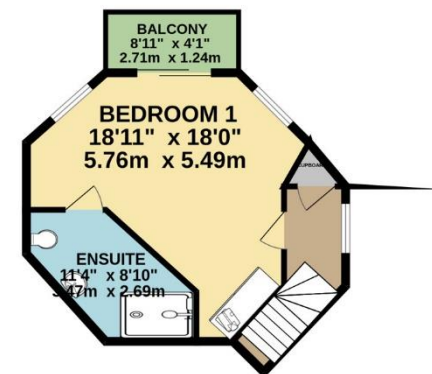
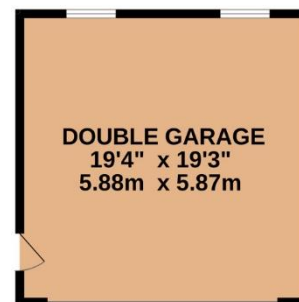
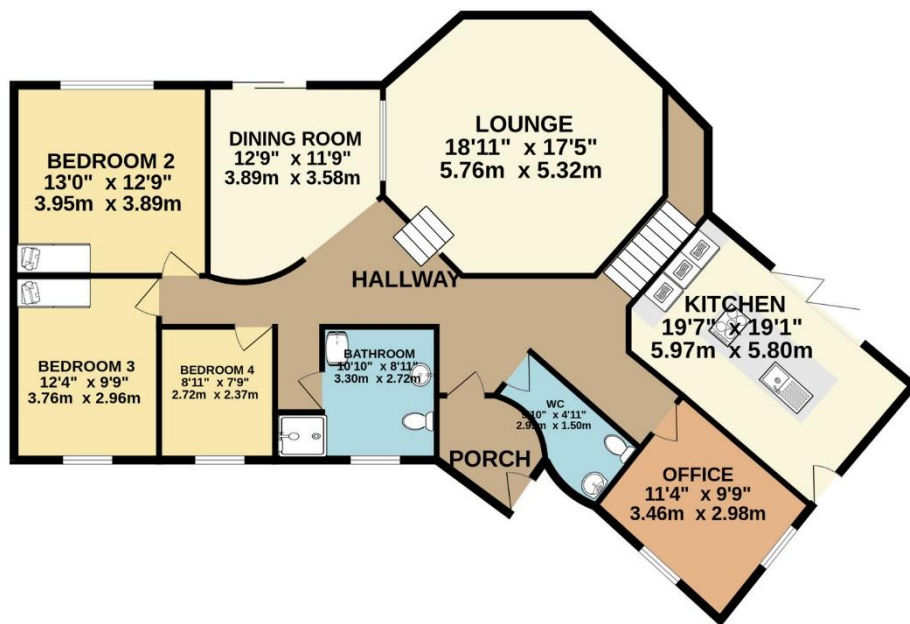
Woolwell, a suburb four miles north of Plymouth in South Hams, offers great access to Plymbridge Woods and Dartmoor National Park. It features a well-regarded Primary School, two nurseries, a Medical Centre, and a Community Centre. For added convenience, there are two major supermarkets, and a park-and-ride linking to Derriford Hospital and Plymouth. Nearby attractions include Dartmoor, Yelverton Golf Club, and Buckland Abbey.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.







TOTAL FLOOR AREA : 2186 sq.ft. (203.1 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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