



53 BOWERS PARK DRIVE Extended 4 Bed Link-Detached House with Study &
GUIDE PRICE **£375,000** Conservatory, WOOLWELL

MILLER TOWN & COUNTRY
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- » Extended Link Detached House
- » Spacious Living Room & Dining Room
- » Conservatory Overlooking Rear Garden
- » Modern Kitchen & Useful Utility Room
- » Four Bedrooms, One of Which is En Suite
- » Study & Downstairs WC
- » Private Driveway
- » Very Energy Efficient - PVs w. Battery Array

The Property

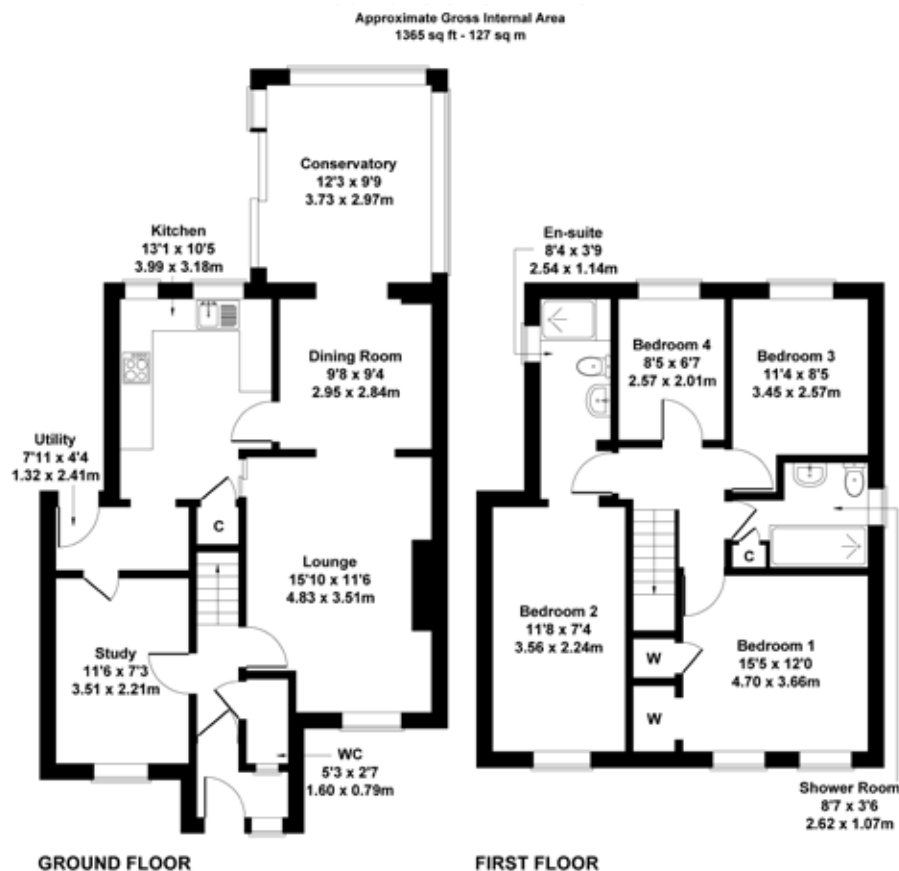
Situated at the end of a quiet cul-de-sac, this extended link detached house provides flexible light and bright accommodation throughout. With plenty of space to hang coats in the porch, you are welcomed into the inner hall where there is the all-important downstairs WC and a separate study which could equally be used as a treatment room or fifth bedroom. The spacious living room at the front of the house flows naturally into the dining room with plenty of room for a family to enjoy and through into the bright conservatory that opens onto the rear garden. The modern fitted kitchen is adjacent to the dining room and has a useful utility room at the rear with access to the rear garden. Upstairs are four bedrooms all serviced by a modern shower room. The second bedroom also has an en-suite shower room.



Outside

At the front, the pathway leads to the front door, with a lawn to the right with a hedge boundary and a driveway on the left. At the rear, from the conservatory a step leads to a large, paved patio seating area and onto a small lawn with planted borders and a fence boundary.





Not to Scale. Produced by The Plan Portal 2025
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Location

Woolwell is located to the north of Plymouth just within the boundary of South Hams. It is easily commutable by car or bus to Derriford Hospital, Marjons and Plymouth City Centre. There are plenty of local amenities nearby with a small shopping precinct within a short walk. This complex includes a medical centre, takeaways, local shop and community centre, along with two day nurseries and a primary school. The larger supermarkets including Tesco and Lidl are also just up the road. If you like the outdoor life, there are plenty of trails through Plymbridge woods, and Dartmoor National Park is a short drive away.

KEY INFORMATION

- 4 Bedrooms
- 2 Bathrooms
- 3 Reception Rooms
- Driveway parking
- Not Listed
- Heating: Gas
- Utilities: Mains electricity, photovoltaics + battery array. Mains water, gas & drainage
- Restrictions: None known
- Easements, Wayleaves: None known
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: B (86) - eligible for Green Mortgage
- Council Tax Band: D
- Tenure: Freehold
- Broadband: FTTP
- Mobile Signal: Indoor limited, Outdoor likely
- Not suitable for wheelchair users

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