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Hawthorn Way

Hawthorn Way, Plymouth, PL3 6TP



City Centre approx. 3 Miles Exeter approx.  
43 Miles Newquay Airport approx. 47 Miles

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A beautifully presented detached family home which has been recently refurbished to a high specification throughout. Situated in a quiet and convenient residential area.

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- Three/Four Bedroom Detached House
- Refurbished to High Specification Throughout
- Attractive Fitted Kitchen & Separate Utility Room
- Two Spacious Reception Rooms
- Landscaped Garden
- Recently Laid Resin Driveway
- Freehold
- Council Tax Band D

Offers In Excess Of  
£325,000

### SITUATION

The property is located within the popular residential area of Eggbuckland, allowing easy access to the City Centre, Derriford hospital, and the A38 for Exeter and Cornwall. Local amenities are within walking distance, whilst there are regular bus services into the city centre. Plymouth, known as The Ocean City has one of the most natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent activities for the lovers of the great outdoors. Plymouth itself has a population of over 250,000 and has a full and varied 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.

### DESCRIPTION

A recently refurbished, stylish family home offering light and spacious accommodation - set over three floors. The property benefits from a generous landscaped garden and private driveway parking.

### ACCOMMODATION

The property is entered via a welcoming hallway providing access to a downstairs cloak room, utility room, modern fitted kitchen with integral appliances and a generous dining/family room which has a Juliet balcony offering a pleasant outlook over the garden and beyond. There are two staircases, one to the lower ground floor which has a good size sitting room with patio doors to the garden and a further

reception/play room or double bedroom. An additional staircase from the entrance hallway leads to the first-floor landing with doors to the modern, three piece family bathroom, two double bedrooms and one single bedroom.

### OUTSIDE

The rear garden can be accessed from the side of the property as well as the lower ground floor sitting room and features an enclosed garden with paved seating area, a perfect safe play area for children, as well as an additional lower part of the garden which has potential for various gardening projects. There is a private driveway to the front of the property with parking for multiple vehicles and plenty of road side parking for visitors.

### SERVICES

Mains electric, gas water and drainage. Full mobile coverage via EE, Vodafone, Three and O2 are available at the property.

### DIRECTIONS

Sat Nav PL3 6TP





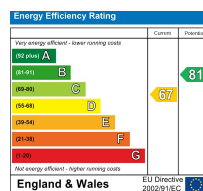
Approximate Gross Internal Area = 117.8 sq m / 1268 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1036323)

These particulars are a guide only and should not be relied upon for any purpose.

Plymhouse, 3 Longbridge Road, Plymouth, PL6 8LT



01752 223933  
plymouth@stags.co.uk

stags.co.uk