

LAWSON
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25 Barningham Gardens, Birdcage Farm, Plymouth, PL6 6HJ

Plymouth

£465,000

A spacious four-bedroom detached property occupying a generous plot which backs onto a nature reserve, situated in a highly desirable, sought-after location offering easy access to local amenities. The living accommodation, which is well presented throughout in tasteful neutral colours, is arranged over two levels. The property is accessed via the first floor, which gives access to three bedrooms and a family bathroom. Stairs then descend to the ground floor where you will find a very generous lounge with a wood-burning stove, a dining room, utility room, a modern fitted kitchen, a further bedroom, and a shower room.

Externally, to the front of the property there is a driveway leading to the garage with an adjacent lawned garden. At the rear of the property, there is a level garden which backs onto a nature reserve.

The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this lovely family home.

BIRDCAGE FARM

Birdcage Farm is a well-established residential area located to the north of Plymouth, offering convenient access to both Derriford Hospital and the city centre. The area offers an excellent balance of convenience and everyday living.

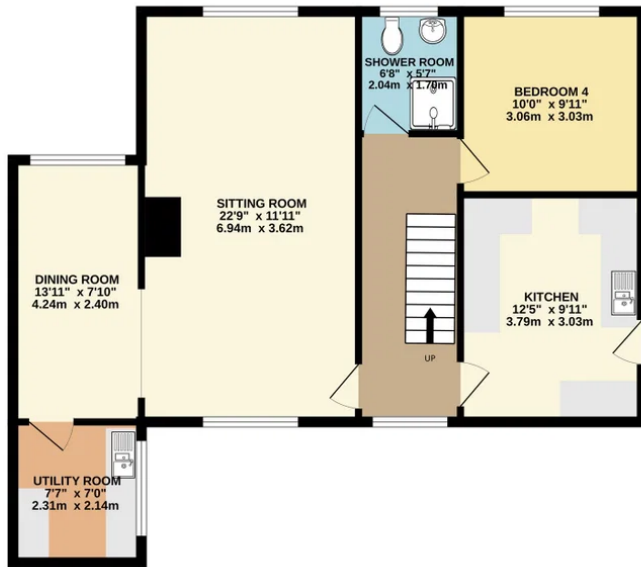
A wide range of local amenities are within easy reach, including a doctor's surgery, the nearby Tesco Extra superstore, and a park and ride service, making it particularly convenient for commuters. There are also two primary schools within walking distance, making the area especially appealing for families.

Parks, green spaces, and walking and cycling routes are close by, providing plenty of opportunities for outdoor activity, while good transport links, including access to the A38 and regular bus services, ensure easy travel into the city centre and surrounding areas.

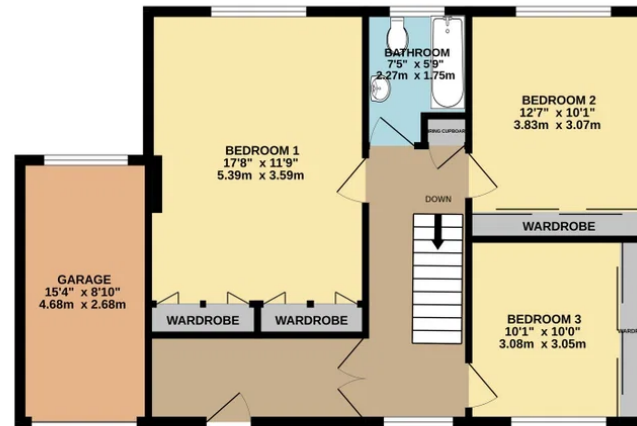
With its convenient location, strong community feel, and excellent local amenities, Birdcage Farm is a popular choice for families, and professionals alike.



LOWER FLOOR



ENTRANCE 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.

OUTGOINGS PLYMOUTH

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2026/2027 is £2,441.85 (by internet enquiry with Plymouth City Council). These details are subject to change.

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

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

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