



4 Long Park Drive, Woolwell, Plymouth
Plymouth

£450,000

Lawson are delighted to market this much loved extended and improved family home. The property benefits from well-maintained accommodation arranged over two floors, comprising a PVCu double glazed front door leading into an entrance vestibule with a further double-glazed door to the main hallway; carpeted stairs to the first floor landing, under stairs storage cupboard, an oak internal door leads to the cloakroom; with a low-level WC, half tiled panelling, wash hand basin with storage beneath, a window to the side elevation and extractor fan.

The kitchen is fitted with a matching range of base and eye-level storage cupboards with post-formed roll-top wood-effect work surfaces, space for range cooker, space for an American-style fridge freezer, internal dishwasher, a one and a half bowl acrylic sink draining unit with a mixer tap, extractor fan, wood effect flooring, window to the front elevation, a doorway to the garden.

Utility room is fitted with range of units, plumbing for a washing machine, space for tumble dryer, and a stainless steel sink with a mixer tap, wall mounted Worcester combi boiler, door to the rear garden, further storage cupboards, door to the garage; with power and light connected and an up and over door.

From the main hallway, a door opens into the sitting room, with windows to the rear elevation overlooking the rear garden, wood effect flooring, a moulded ceiling, and a feature wood burning stove with an oak mantelpiece and a slate hearth. the sitting room opens into the dining room; with sliding patio doors to the rear garden.

From the main hallway, carpeted stairs ascend to the first floor landing, pull-down loft access, a storage cupboard with shelving, a door leading to bedroom one; a fantastic large double bedroom with a window to the front elevation, wood effect flooring, boarded loft space and an ensuite bathroom; with a rolled top bath, a telephone style mixer tap, aqua panel splashbacks, wash hand basin with storage beneath, and low level WC, contemporary towel rail, a large linen cupboard, and a built-in TV. Bedroom two a further double has a window to the rear elevation and fitted wardrobes. Bedroom three again a double has a window to the front with fitted wardrobes. Bedroom four has a window to the rear. Bedroom five has a window to the side, again with fitted wardrobes. The family shower room is fitted with an oversized shower cubicle with a drencher head, low-level WC wash hand basin with a tiled splashback, extractor fan, chrome towel, and tile effect flooring in the landing.

Externally to the front of the property, there is a large Herringbone brick driveway, providing parking for two vehicles. The front garden is gravelled with mature shrubs for ease of maintenance. There's a gateway leading to the rear garden. The rear garden again has a large herringbone brick patio, a level lawn, small pond, mature trees and is fence enclosed with an attractive westerly aspect. The property has the benefit of PVC double glazing throughout, facias and gutters and gas central heating.

WOOLWELL

Woolwell is a popular suburb just five miles north of Plymouth, located within the South Hams district. It offers excellent access to Plymbridge Woods and Dartmoor National Park, making it ideal for those who enjoy the outdoors, enhanced by the award-winning Woolwell in Bloom floral displays found throughout the neighbourhood

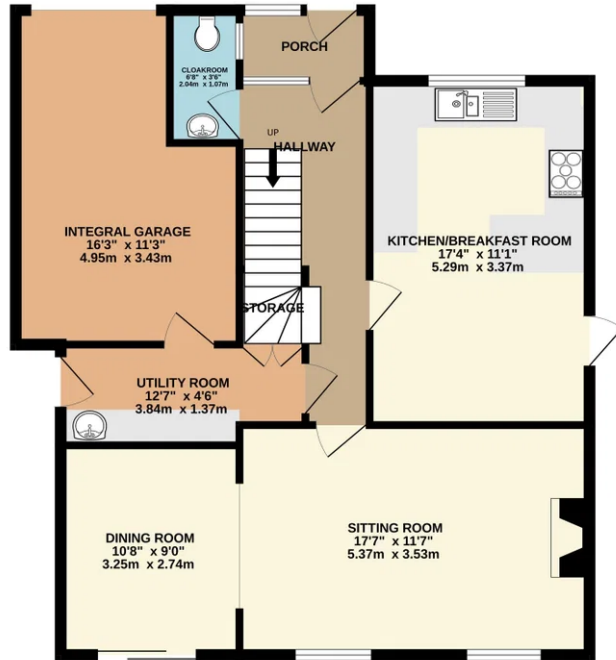
The area is well-served with amenities, including a highly regarded primary school, two nurseries, a Medical Centre, and a Community Centre with function rooms, a café, and year-round events. Local shops include a small retail complex with takeaways and a hairdresser, alongside a large Tesco Extra and a Lidl.

Families benefit from two play parks, and a friendly community-focused atmosphere. Transport links are strong, with a regular bus service and a park-and-ride nearby offering direct access to Derriford Hospital and Plymouth city centre.

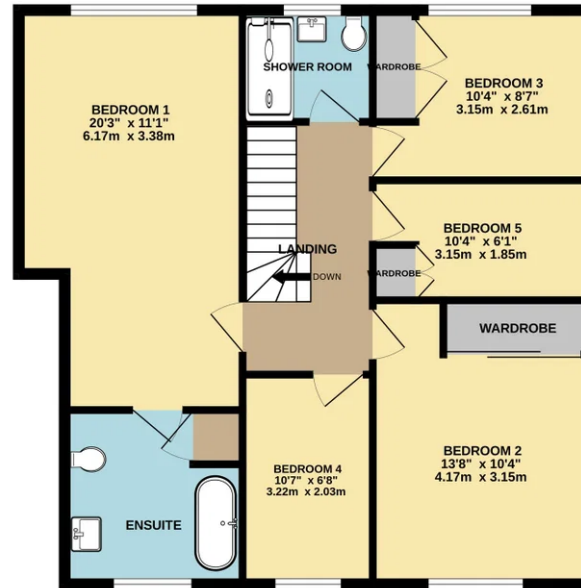
Within minutes' drive, residents can explore Dartmoor, play at Yelverton Golf Club, or visit Buckland Abbey, the historic home of Sir Francis Drake. Woolwell combines convenient living with access to nature, making it a highly desirable area.



GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA: 1656 sq.ft. (153.8 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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OUTGOINGS SOUTH HAMS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2026/2027 is £2589.45 (by internet enquiry with South Hams District Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage good, broadband connection FTTP.

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

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.
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