



Francis Stuart

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Hawthorn Way, Plymouth, PL3 6TP

Guide Price £450,000

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Guide Price £450,000 - £475,000

Hawthorn Way is a four-bedroom home offering flexible space for family living, guests or a home office, tucked away at the end of a quiet cul-de-sac. Set behind a generous paved driveway with ample off-road parking and a detached double garage, it offers something a little different, with a cleverly designed 'upside down' layout created to maximise natural light and make the most of its elevated position and outlook.

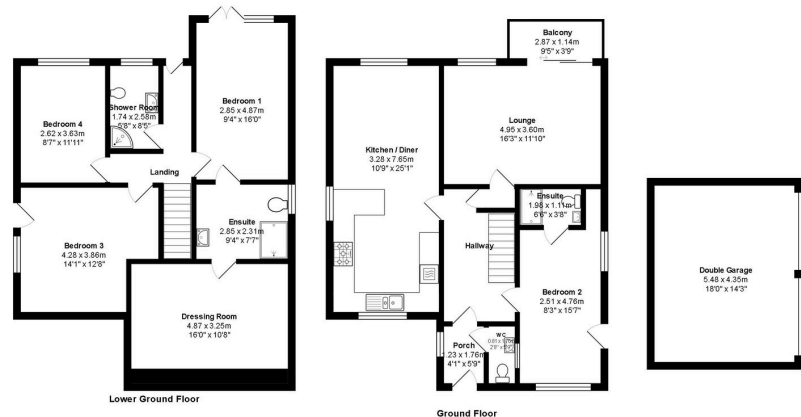
The main living space sits on the upper (ground) level, where a bright and well-proportioned lounge opens onto a private balcony, providing a lovely spot to sit and take in the surrounding greenery. The spacious open-plan kitchen/diner (10'9" x 25'1") the heart of the home, offering plenty of room for both everyday living and entertaining the kind of space that naturally brings everyone together, whether for family meals, hosting friends or relaxed evenings.

The kitchen itself is well fitted with a range of modern units and generous worktop space, creating a practical yet stylish environment for everyday use. Thoughtfully designed with both functionality and flow in mind, it offers plenty of storage, integrated appliances and a layout that works effortlessly whether you're cooking for one or hosting for many. The wraparound work surfaces and breakfast bar area provide additional prep space and a natural place to gather, making it as sociable as it is functional. Natural light flows in through the window, keeping the space bright and welcoming, while the clean, contemporary finish gives it a move-straight-in feel a space that works just as well for busy mornings as it does for relaxed evenings.

Also on this level is a generous double bedroom (Bedroom Two) with its own ensuite, along with a separate WC and welcoming entrance hallway, making the layout ideal for flexible living or guest accommodation.

The lower ground floor provides a more private and peaceful feel, with a fantastic principal bedroom that is a real highlight of the home. creating a sense of your own private retreat. The ensuite has



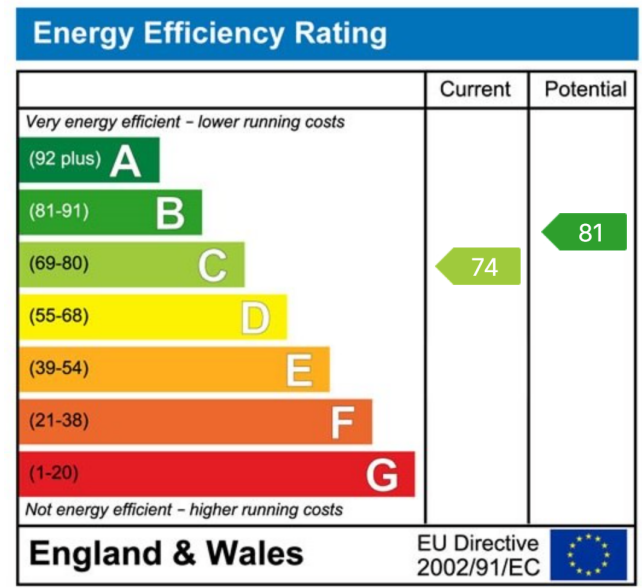


Total Approximate Area - 179.7 m² ... 1934 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan construction, measurements of doors, windows, rooms and any other items are approximate and not responsible for errors, omissions or mis-statements. This plan is for guide only and does not constitute an offer of any property. The plan is for guide only and does not constitute an offer of any property. The plan is for guide only and does not constitute an offer of any property.

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- Impressive four-bedroom home with a unique layout and private balcony
- Detached home in a quiet PL3 cul-de-sac
- Open-plan kitchen/diner designed for modern living and entertaining
- Impressive principal suite with ensuite and dressing room
- Three bathrooms in total .. Two private en-suites + one shower room + one separate
- Double garage & generous driveway
- Bright lounge with access to a private balcony
- Approx. 1,934 sq.ft of well-balanced living space



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