

LAWSON

Estate Agency...Only Better



1 ALWIN PARK, DERRIFORD, PLYMOUTH, PL6 5HU

£725,000

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FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed detached luxury family home, situated in one of Plymouth's most sought-after residential locations. Alwin Park is a development of just nine similar modern properties, with electric gates opening into the development and a driveway providing parking for several vehicles.

The property benefits from well-maintained accommodation arranged over two floors, comprising a covered entrance porch with a PVCu double-glazed front door leads into the entrance hall with engineered Oak flooring and carpeted stairs to the first-floor landing with painted newel posts, spindles, and handrail. Double doors open into the sitting room, a beautiful triple-aspect space with a wood-burning stove, moulded ceiling, ceiling roses, and a large bay window to the front elevation. A downstairs cloakroom comprises a low-level WC and wash hand basin.

A doorway leads through to the kitchen/breakfast room, which has been recently refitted to an exceptionally high standard with a range of matching base and eye-level storage units, with quartz work surfaces and under-counter lighting, magic corner pull out storage cupboards, a five-burner Neff gas hob, oven and matching combination microwave oven and grill with plate warming drawer below. Bosch dishwasher, a sink unit with mixer tap, quartz splashbacks, space and plumbing for an American-style fridge freezer, and a contemporary radiator. Double doors lead into the conservatory, of PVCu construction with wood-effect flooring and French doors opening onto the garden.

Off the kitchen, there is a utility room with quartz work surfaces, plumbing for a washing machine, space for a tumble dryer, and a matching cupboard housing the wall-mounted Vaillant gas boiler, window to the side elevation and a doorway to the rear. The dining room has wooden flooring, a window to the front elevation, and a moulded ceiling. From the dining room, double doors lead to a generous family room with French doors to the front and rear elevations and carpeted stairs to the first floor. This versatile space, together with Bedroom Two, could easily be used as a self-contained annexe if required.

From the main hallway, carpeted stairs lead to the first-floor landing with moulded ceiling and pull-down loft access.

Bedroom one is a spacious double with two windows overlooking the rear garden with a moulded ceiling and an en-suite bathroom fitted with a five-piece suite, including an oversized shower cubicle with direct-feed shower, wash hand basin, jacuzzi bath, low-level WC, bidet, inset spotlights, and a window to the rear elevation. Bedroom two is another large double room with windows to the front elevation, fitted wardrobes, and inset spotlights and an en-suite shower room comprising a low-level WC, pedestal wash hand basin, and an oversized shower cubicle with Redring electric shower unit.

A doorway then leads into bedroom three, a further double room with a window to the front elevation. Bedroom four is another good-sized bedroom with a window to the front elevation, a moulded ceiling and inset spotlights. Bedroom five has a window to the rear elevation and a moulded ceiling.

The family bathroom has been recently refitted to a high standard and comprises a modern three-piece suite including a low-level WC, wash hand basin with storage beneath, and a panel-enclosed bath with direct-feed drencher shower, contemporary tiling to the walls and floor and two heated towel rails.

Externally, the property is approached via electric gates leading to a herringbone brick driveway, providing parking for several vehicles and access to the large garage with an electric roller shutter door, power, and lighting.

The front garden has a flagged pathway, mature shrub beds and borders, and low-maintenance lawns. A gate from the driveway provides access to the rear garden. The rear garden is beautifully landscaped, with flagged pathways, large lawns, and mature shrubs, all fully enclosed by fencing and hedging. There is also a pergola and, at the top of the garden, a large modern south facing decked terrace leading to a summer house with power and lighting.

The gated communal areas within Alwin Park are managed by the residents who contribute £30 per month to the current maintenance fund, further information available upon request



UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTC.

OUTGOINGS PLYMOUTH

We understand the property is in band 'F' for council tax purposes and the amount payable for the year 2026/2027 is £3,527.12 (by internet enquiry with Plymouth City Council). These details are subject to change.

DERRIFORD

Derriford is well placed for all local amenities and is approximately four miles north of Plymouth city centre. Derriford is an established residential area offering a variety of local services, amenities and restaurants lying within close proximity of Derriford Hospital, Derriford Business Park and The University of St Mark and St John. Boasting convenient access to major routes in all directions including the centre and north towards Dartmoor and Tavistock providing a variety of recreational activities.

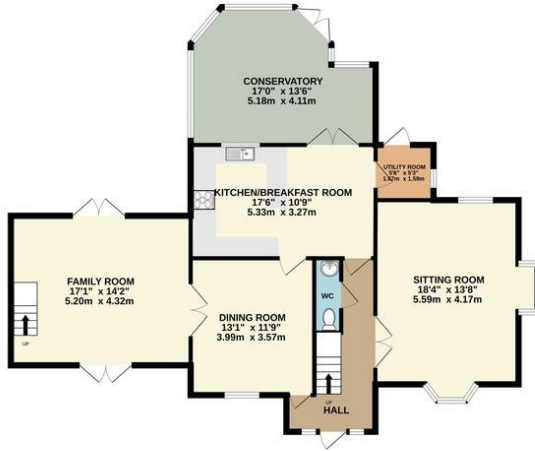




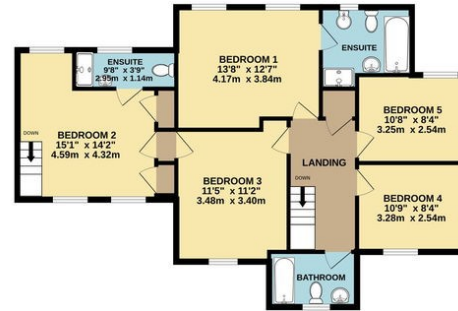
BASEMENT
246 sq ft (22.9 sq.m.) approx.



GROUND FLOOR
1181 sq ft (107.9 sq.m.) approx.



1ST FLOOR
874 sq ft (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 2281 sq.ft. (211.9 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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SERVICES

Mains water, gas, electricity and mains drainage.
mobile coverage likely, broadband connection is ADSL, FTTC and FTTP available.

VIEWINGS

By appointment with LAWSON.

OUTGOINGS

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STRICTLY BY APPOINTMENT ONLY

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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Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

