



8 Coppice Wood Drive, Woolwell, Plymouth, PL6 7QN



# Price £360.000



Situated in the popular area of Woolwell and occupying a lovely corner plot position within an established residential setting, this detached family home is being offered to the market for the very first time since it was individually built approximately 40 years ago. A much-loved home throughout that time, the property now presents a rare opportunity for a new owner to acquire a well-proportioned house with excellent potential, all being sold chain free.

The accommodation is well-proportioned and is arranged over two floors. Upon entering, a welcoming hallway provides access to a spacious lounge positioned to the front of the property and leading through to a separate dining room, creating an ideal layout for both everyday family living and entertaining. The dining room has sliding doors to access the rear garden. The kitchen/breakfast room overlooks the rear garden and is fitted with a range of units together with a built-in double oven, gas hob, dishwasher, under-counter fridge and breakfast bar. From here there is direct access into the generous integral garage and adjoining utility room, providing excellent additional storage and practicality. A ground floor WC completes the downstairs accommodation.

To the first floor, the landing leads to three well-proportioned bedrooms, all benefiting from built-in wardrobe space, together with a family bathroom fitted with both bath and separate shower facilities.

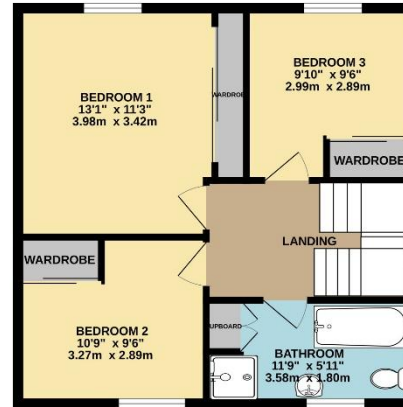
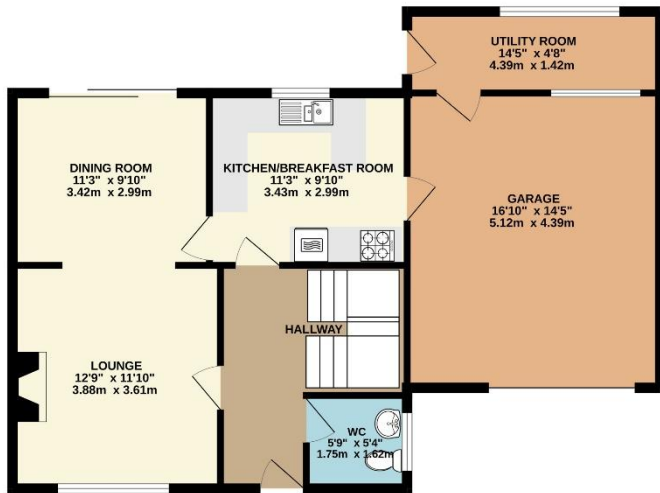
Externally, the property enjoys a delightful southerly facing rear garden, predominantly laid to lawn and bordered by mature hedging, offering a good degree of privacy and an ideal space for outdoor enjoyment. To the front there is a further lawned garden area alongside a driveway providing off-road parking and access to the garage.

Combining a sought-after corner plot setting, well-balanced accommodation and the rarity of being available for the first time since construction, this is an excellent opportunity for purchasers seeking a home with both character and future potential.



To view this property call Lang Town & Country Estate Agents on **01752 256000**





TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.

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