



16 Brockton Gardens, Birdcage Farm, Plymouth
Plymouth

Offers Over £400,000

FULL DESCRIPTION

Lawson are delighted to market this detached, spacious family home, just a short walk from all amenities and excellent transport links. The property benefits from spacious accommodation arranged over two floors, comprising a PVCu double-glazed front door opening into an entrance vestibule, with a further glazed door leading to the hallway. From here, a dog-leg staircase with polished wooden handrail and spindles leads to the first floor.

A doorway to the lounge/diner, a spacious double-aspect room with a window to the front elevation and sliding patio doors to the rear and a feature inset wood-burning stove with a stone fire surround. The kitchen is fitted with a matching range of base and eye-level storage cupboards with roll-top work surfaces, and a stainless-steel sink and draining unit and a window overlooking the rear garden. A rear porch is accessed from the kitchen.

To the ground floor is bedroom one, a spacious double room with a window overlooking the rear. The bathroom is fitted with a panel-enclosed bath, pedestal wash hand basin with storage beneath, attractive tiled splashbacks, extractor, spotlights, a shower mixer tap, and a window to the side elevation. A separate cloakroom has a low-level WC with tiled splashbacks and a window to the side elevation.

From the main hallway, carpeted stairs ascend to the first-floor landing. Bedroom two is a generous double with a window to the front elevation and built-in storage. Bedroom three is also a spacious double room with a window to the front and further built-in storage cupboards. The shower room is fitted with a matching white three-piece suite comprising a low-level WC, pedestal wash hand basin, a tiled shower cubicle with a direct-feed shower, and tile-effect flooring.

Externally, the front garden is laid to lawn for ease of maintenance with a brick-paved herringbone driveway provides parking and leads to a double length garage, which has an up-and-over door and power and light.

The rear garden is a particular feature of the property which is south-facing, fully fence enclosed with a large, decked terrace, log storage, and steps leading down to a level lawn with flower and shrub beds and borders, along with a large ornamental granite-flagged bed.

The garden and first floor both enjoy fantastic views.

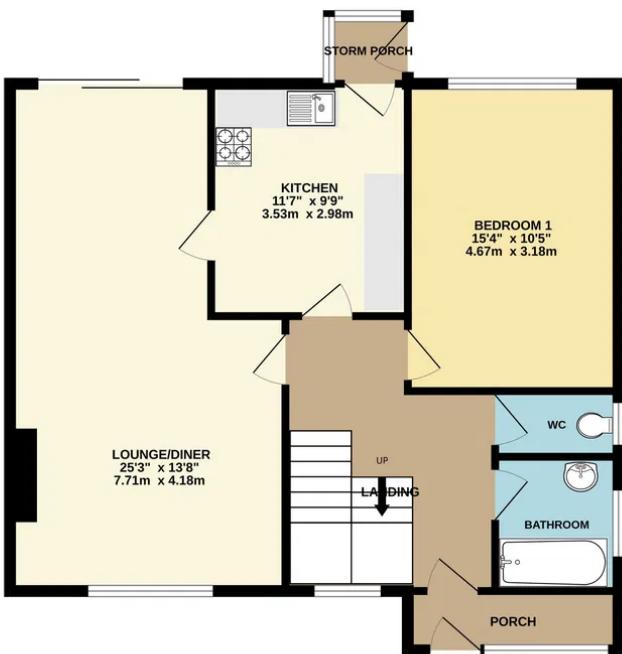
The property also benefits from gas-fired central heating, Tado integral heating system and PVCu double glazed windows throughout.

BIRDCAKE FARM

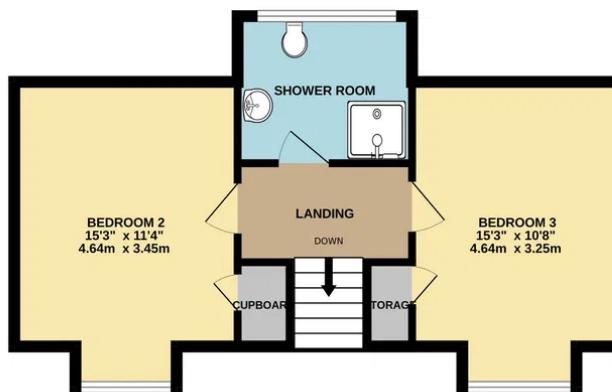
Birdcage Farm is located towards the north of Plymouth offering easy access to Derriford Hospital and Plymouth city centre which is approximately four miles away. Offering a large number of facilities including a doctor's surgery, the nearby Tesco superstore, A "park and ride" and two Primary Schools all within walking distance, it is an area highly recommended for all.



GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



UTILITIES

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

OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2,067.04 (by internet enquiry with Plymouth City Council). These details are subject to change.

ACCOMMODATION

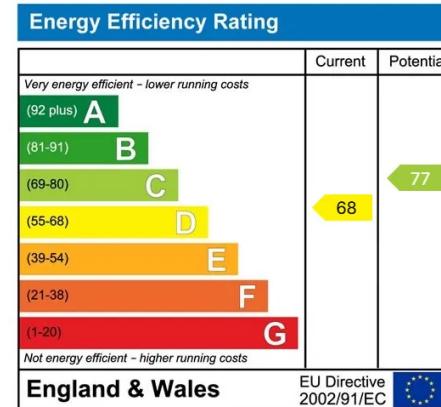
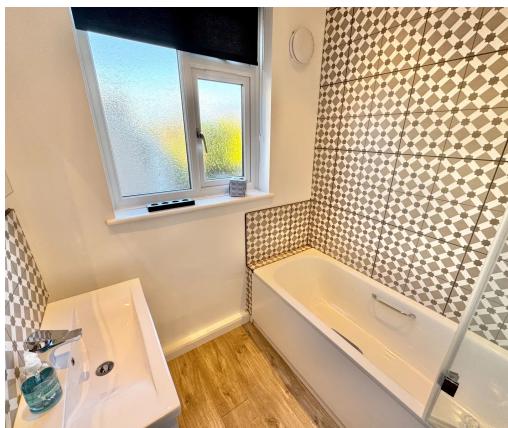
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FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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. Copyright Lawson 2023.

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